Whalen 6336-794

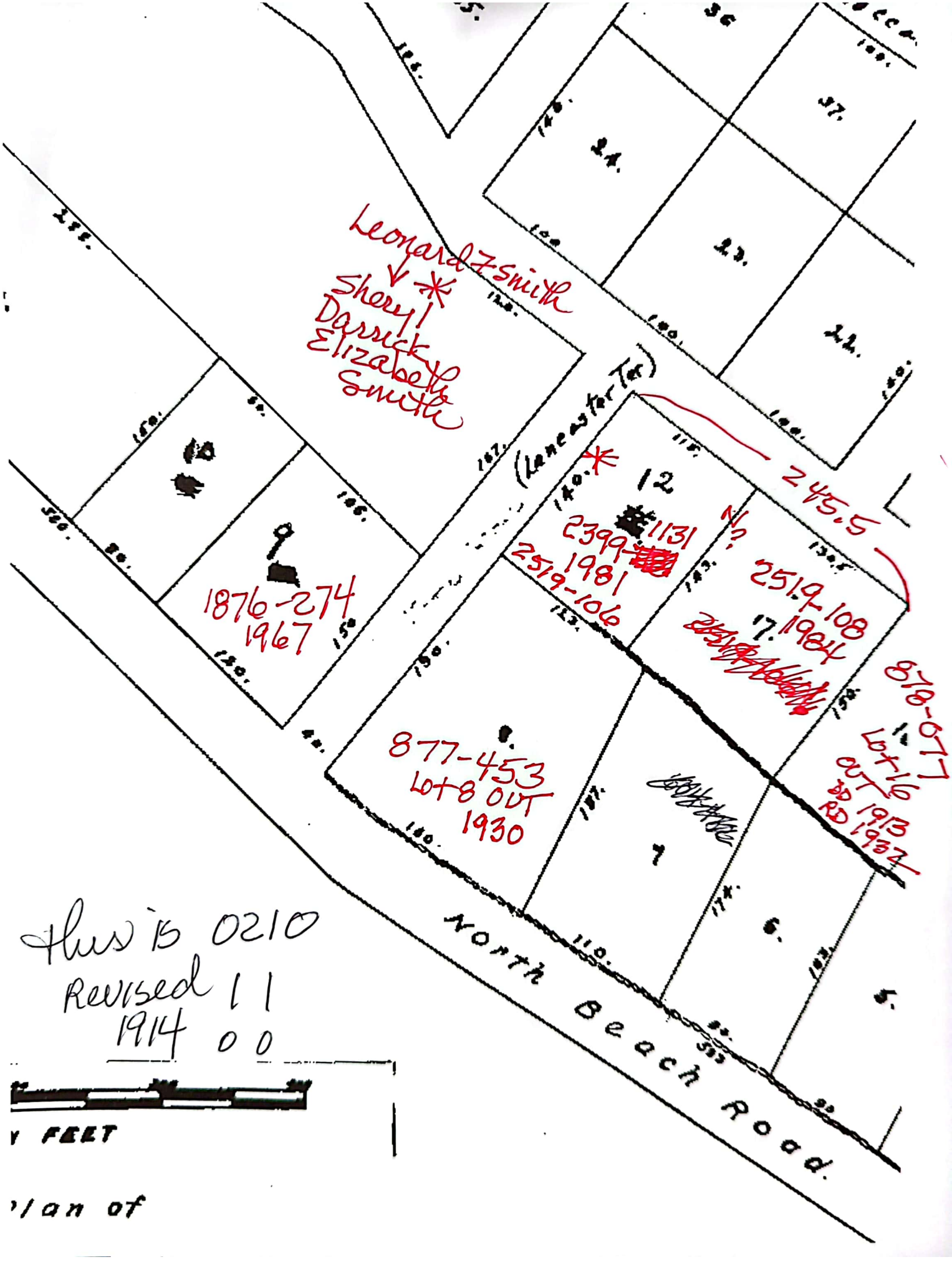
TRUST 5840-058.

~~NOT~~ Same 2778-1936 1987
Leonard T. Smith

CANCELLED (by me)
BEFORE
STARTED

8-12-91

927 Balaw


Leonard Z Smith
Sheryl
Darrick
Elizabeth
Smith
(Lancaster Rd)
245.5
12
1131
2399-
1981
2519-106
2519-108
1984
878-077
Lot 16
OUT
SD RD 1913
RD 1932
877-453
Lot 8 OUT
1930
1876-274
1967
9
7
6
5
North Beach Road
This is 0210
Revised 11
1914 00
FEET
Plan of

Gmail Stockton Services <stockton752@gmail.com>

first division map

Stockton Services <stockton752@gmail.com> Wed, Jul 26, 2023 at 10:44 AM
To: heather011991@yahoo.com

attached

"Failing to be part of the solution makes us part of the problem."

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
603 929-7404

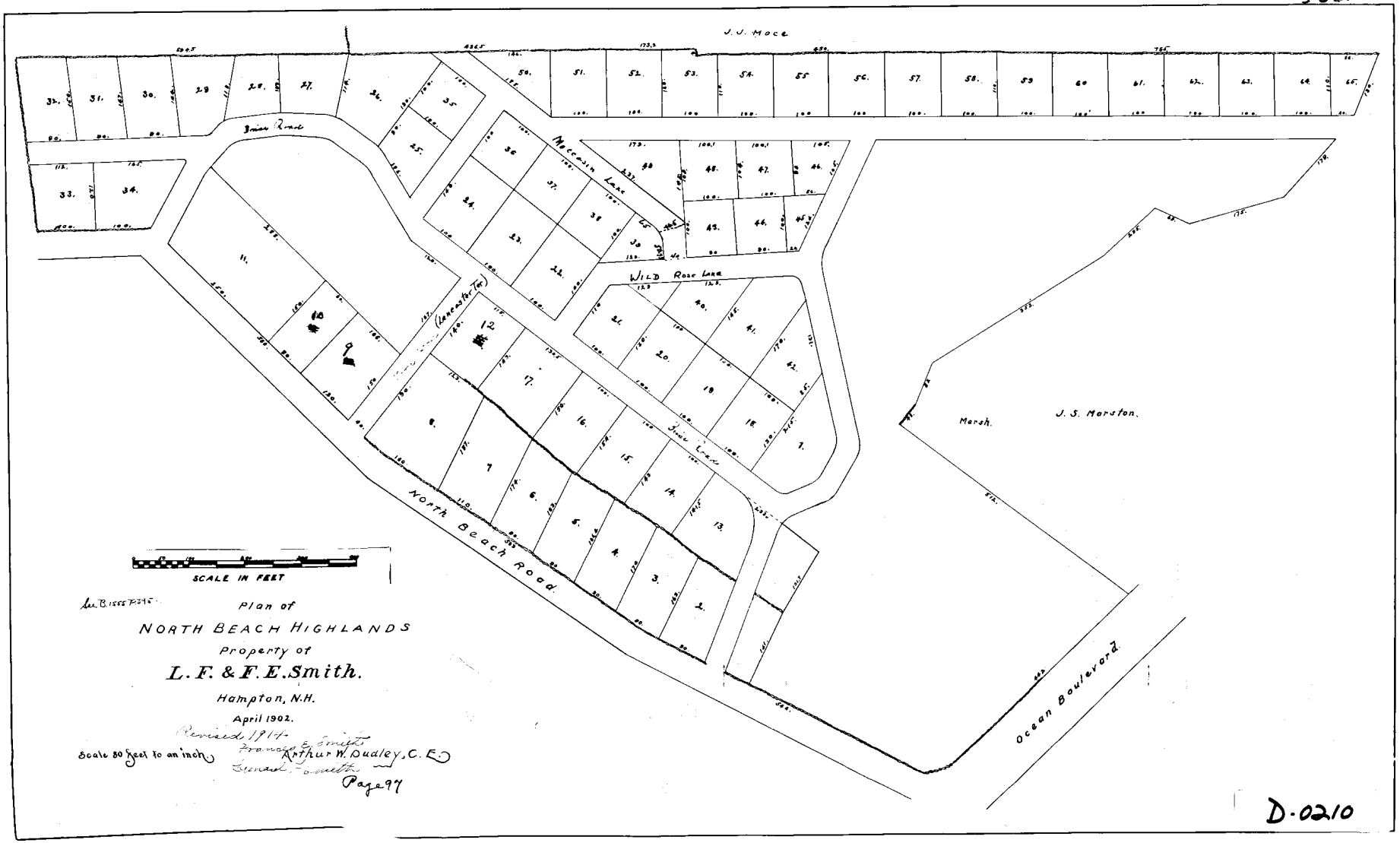
1738 MAP 09-15-16 REV.pdf
1961K

Heather Baiany
603 504-1923

41 North Shore Rd

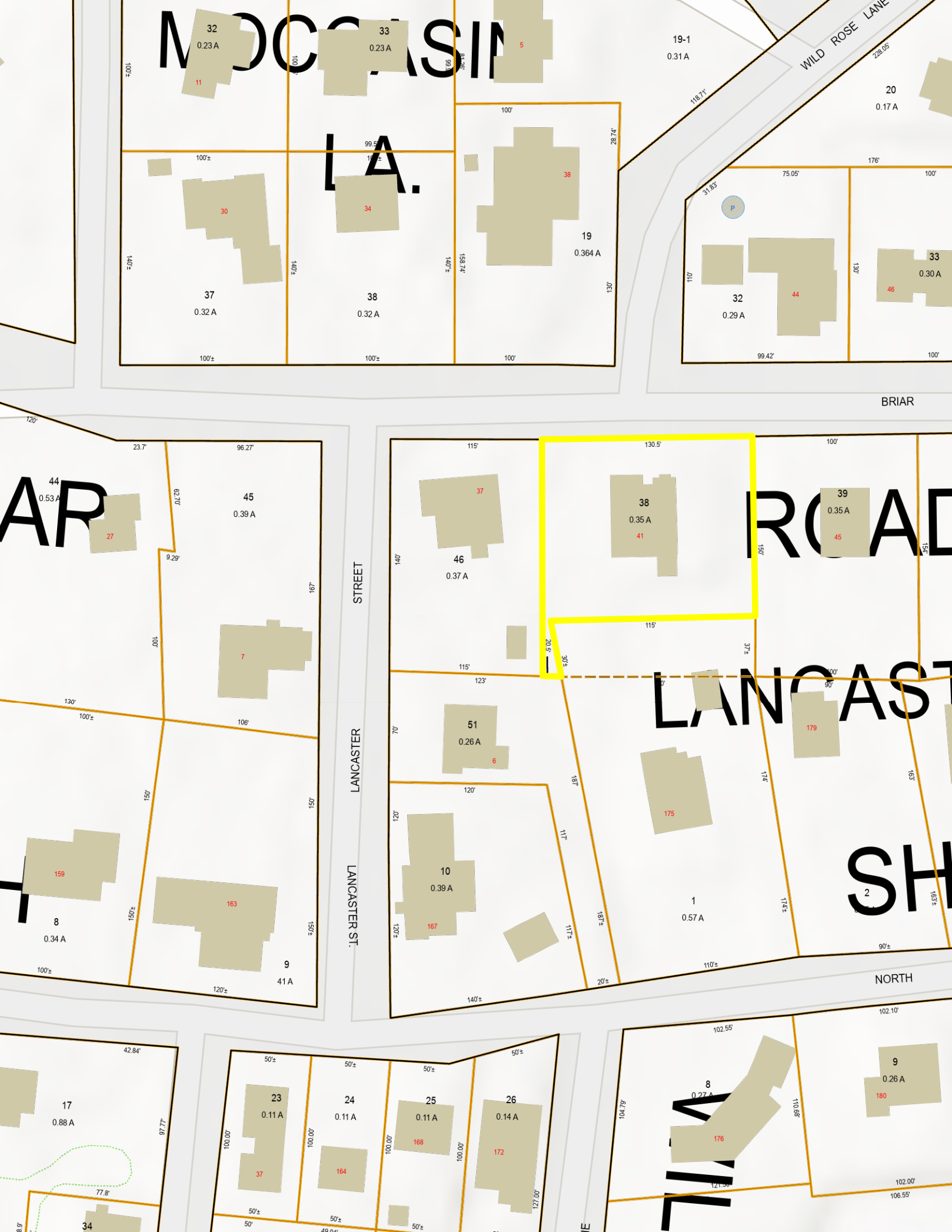
Plat G Page 6

D0210



Lee B. 1555 P. 345

D 0210


WILD ROSE LANE
BRIAR
STREET
LANCASTER
LANCASTER ST.
NORTH
32
0.23 A
33
0.23 A
19-1
0.31 A
20
0.17 A
30
34
38
19
0.364 A
37
0.32 A
38
0.32 A
32
0.29 A
33
0.30 A
44
0.53 A
45
0.39 A
27
7
159
163
8
0.34 A
9
41 A
37
46
0.37 A
38
0.35 A
41
39
0.35 A
45
51
0.26 A
6
179
175
10
0.39 A
167
1
0.57 A
2
17
0.88 A
23
0.11 A
24
0.11 A
25
0.11 A
168
26
0.14 A
172
37
164
8
0.27 A
176
9
0.26 A
180
34

Beverly 1975 grew up on
38 Briar 5945-868
2036-45 orig
1970 desc

41 Briar

~~D27668~~
D27668

B 40386 722
0000

D 8478 6/7 5342-2408

B 7282 504-923

B 7144 5246-1113
2011 Mortgage

0210

00310-A 5246-113

Heather Herbert + Bionca 50's?

Herman Smith
Smithy Colony

Clifford

Lot 9

Briar

old Smith cottage

~~Surveyed~~ 1990s HSE

Foreclose 4920-2794

Marggraf
3359-0579
15,100 SF

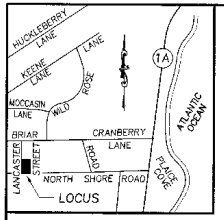
Martha Jo Williams 1970-406
1302-198
1152-262
1075-395
1047-360

Bob Cassasa
atty for abutter

C/H
L-CHIP
ROA369387

2017 FEB 22 AM 9:41

~~007800~~ 007800

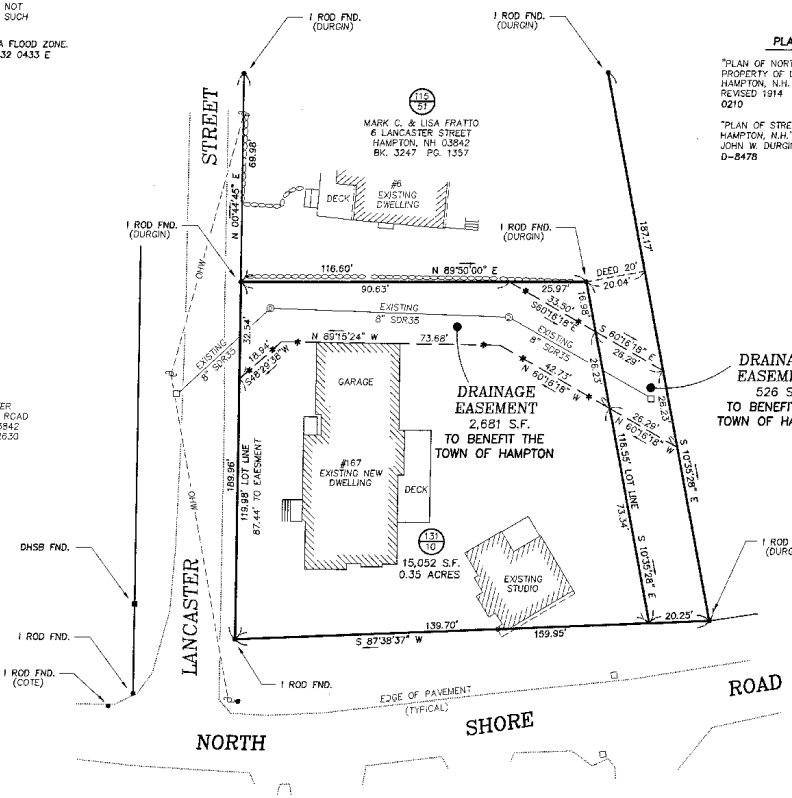


LOCUS MAP
NOT TO SCALE

NOTES:

1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

2) THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE. SEE F.I.R.M. COMMUNITY PANEL 330132 0433 E EFFECTIVE DATE MAY 17, 2005.



133 9
N/F
JAMES S. POTTER
163 NORTH SHORE ROAD
HAMPTON, NH 03842
BK. 4528 PG. 2630

134 1
N/F
MARTHA WILLIAMS
175 NORTH SHORE ROAD
HAMPTON, NH 03842
BK. 1970 PG. 0406

133 24
N/F
CONSTANCE ELIZABETH GREENWOOD
50 WASHINGTON PARK DRIVE #8
ANDOVER, MA 01810
BK. 5419 PG. 1205

133 25
N/F
MARY ANN MURRAY REV. TRUST
MARY ANN MURRAY, TRUSTEE
168 NORTH SHORE ROAD
HAMPTON, NH 03842
BK. 5033 PG. 1143

133 26
N/F
JOHN F. BERNHARDT REV. TRUST
LOUIS R. BERNHARDT REV. TRUST
P.O. BOX 2274
HAMPTON, NH 03842
BK. 5320 PG. 2640

PLAN REFERENCES

"PLAN OF NORTH BEACH HIGHLANDS PROPERTY OF L.F. & F.E. SMITH HAMPTON, N.H. SCALE:1"=80' APRIL 1902 REVISED 1914 ARTHUR W. DUDLEY CE. 0210

"PLAN OF STREETS NORTH BEACH HIGHLANDS HAMPTON, N.H." SCALE: 1"=40' OCTOBER 1978 JOHN W. DURGIN ASSOCIATES INC. D-8478

RECORD OWNERS

131 10
THOMAS F. & ERIN G. COSTELLO
370 WESTFORD STREET
DUNSTABLE, MA 01827
BK. 3179 PG. 2528

115 51
MARK C. & LISA FRATTO
6 LANCASTER STREET
HAMPTON, NH 03842
BK. 3247 PG. 1357

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN/CITY ASSESSORS' RECORDS.

PURSUANT TO RSA 676:18 III AND RSA 672:14

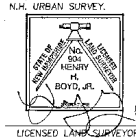
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY:

THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN SEPTEMBER AND JANUARY OF 2016.

THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.



03-01-2016
LICENSED LAND SURVEYOR DATE

UTILITIES NOTE

THE LOCATION OF UTILITIES SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY OTHERS, AND WHERE POSSIBLE FROM MEASUREMENTS TAKEN IN THE FIELD, AND ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST MARKING OF UNDERGROUND UTILITIES. MILLENNIUM ENGINEERING, INC., ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED DIRECTLY OR INDIRECTLY RESULTING THEREFROM.

LEGEND

⊗ D.H.	DRILL HOLE
O I.P.	IRON PIPE
• I.ROD FND.	IRON ROD FOUND
0/00	ASSESSORS MAP AND PARCEL
	UTILITY POLE
---OHW---	OVER HEAD WIRE
	PROPOSED DRAINAGE STRUCTURE
— ⊕ —	DENOTES EDGE OF EASEMENT

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

ZONING DISTRICT
RA

REQUIREMENTS	
AREA	15,000 S.F.
FRONTAGE	125'
BUILDING SETBACKS	
FRONT	20'
SIDE	15'
REAR	10'

EASEMENT PLAN
IN
HAMPTON, NH

SHOWING
PROPOSED DRAINAGE EASEMENTS AT
167 NORTH SHORE ROAD AND 6 LANCASTER STREET
(ASSESSORS MAP 131 LOT 10 & MAP 115 LOT 51)

RECORD OWNERS
THOMAS F. & ERIN G. COSTELLO
370 WESTFORD STREET DUNSTABLE, MA 01827
MARK C. & LISA FRATTO
6 LANCATER STRRET HAMPTON, NH 03842

MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE:(603)778-0528 FAX:(603)772-0689 WWW.MEI-NH.COM

NO.	DATE	DESCRIPTION	BY
1	03-07-16	ADD FRATTO EASEMENT AREA	H.H.B.

SCALE: 1"=20' | CALC. BY: P.D.B. | DATE: OCT. 20, 2015 | CHKD. BY: H.H.B. | PROJECT:E151748

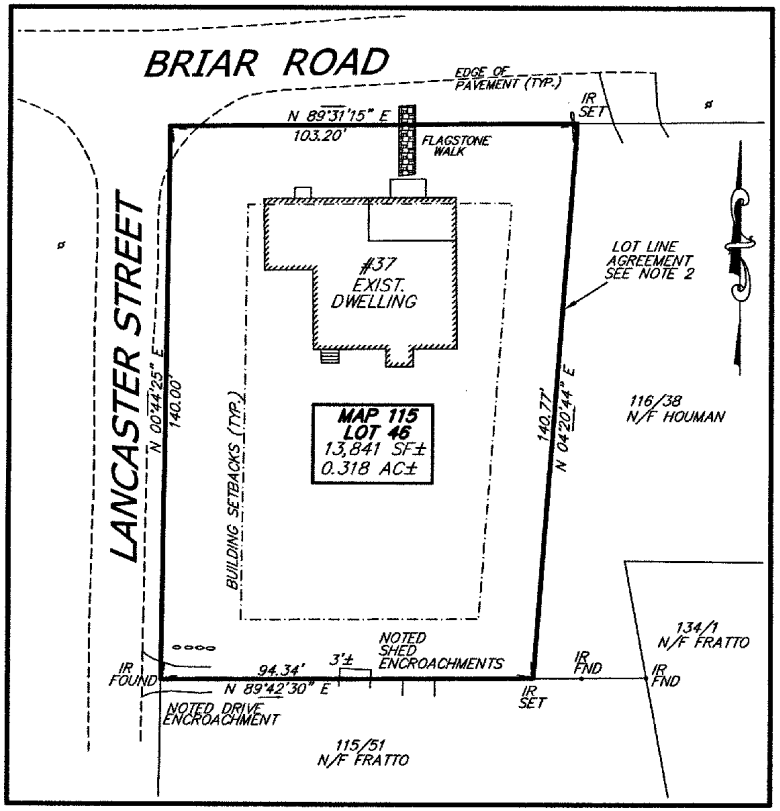
D-40001

2017 SEP 22 AM 10: 25

041403

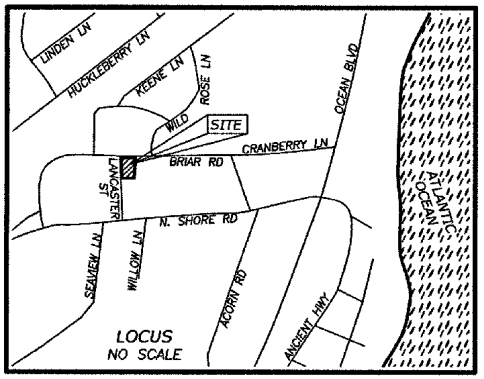
C/H
L-CHIP
ROA383685

PLAN OF LAND
37 BRIAR ROAD, HAMPTON, NH
MAP 115 LOT46
AS PREPARED FOR
MICHAEL & CAROL WHALEN, OWNERS



NOTES:
1.) THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE EXISTING CONDITIONS OF TAX MAP 115 LOT 46.
2.) REFERENCE NH RSA 472:1 FOR AUTHORITY.

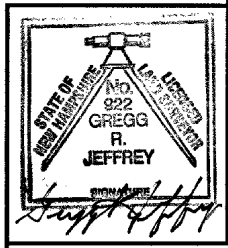
30' 0 30' 60'



REV. 2			BY:
REV. 1			BY:

DEED REF: BK. 5840 PG. 58

PLAN SCALE: 1"=30'
DATE: SEPT. 2017
JOB REF.: 017-058-WHAL
XREF.:



I HEREBY CERTIFY:
THAT THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY AND THAT ALL MEASUREMENTS HEREON ARE TO BE CONSIDERED TRUE AND ACCURATE.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

Gregg R. Jeffrey 9-14-17
GREGG R. JEFFREY LLS DATE

PLAN REFERENCES:
1.) "NORTH BEACH HIGHLANDS" RCRD PLAN 210.
2.) "PLAN OF STREETS, NORTH BEACH HIGHLANDS" RCRD PLAN 8478.
3.) "EASEMENT PLAN IN HAMPTON NH" RCRD PLAN 40001

Carol Whalen 9-21-17
OWNER ACKNOWLEDGMENT, MAP 115 LOT 46 DATE

JEFFREY LAND SURVEY LLC
1 BURGESS DRIVE, LITCHFIELD, NH 03052
(603) 424-4089

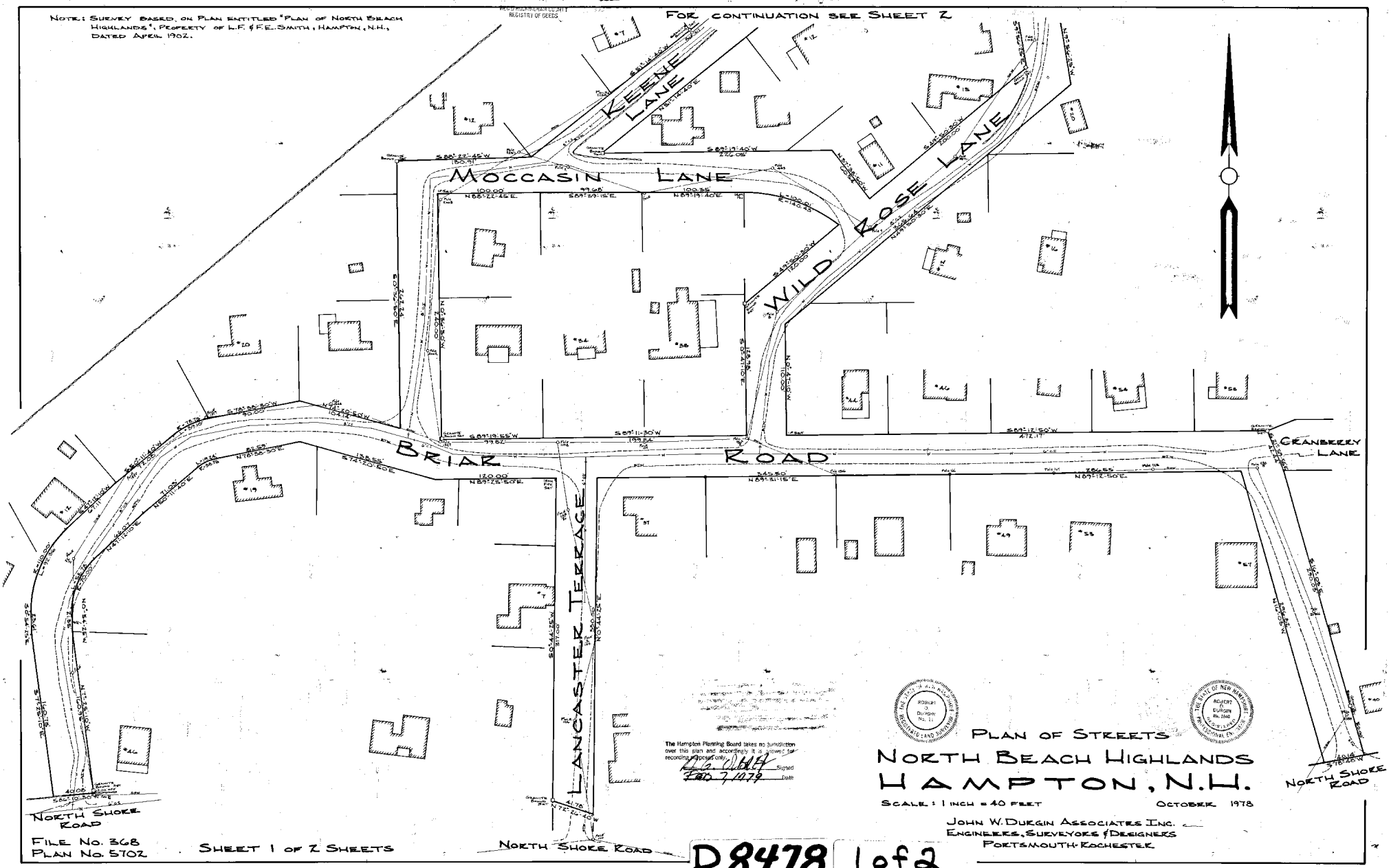
B-40386

'79 FEB 24 A 10:47 03515

ROCKINGHAM COUNTY REGISTRY OF DEEDS

NOTE: SURVEY BASED ON PLAN ENTITLED "PLAN OF NORTH BEACH HIGHLANDS", PROPERTY OF L.F. & F.E. SMITH, HAMPTON, N.H., DATED APRIL 1902.

FOR CONTINUATION SEE SHEET 2



The Hampton Planning Board takes no jurisdiction over this plan and accordingly it is allowed for recording purposes only.

Signed

Feb 7 1979
Date

ROBERT J. DURGIN No. 1040 — REGISTERED LAND SURVEYOR

THE STATE OF NEW HAMPSHIRE — ROBERT J. DURGIN No. 1040 — PROFESSIONAL ENGINEER

PLAN OF STREETS
NORTH BEACH HIGHLANDS
HAMPTON, N.H.

SCALE: 1 INCH = 40 FEET — OCTOBER 1978

JOHN W. DURGIN ASSOCIATES INC.
ENGINEERS, SURVEYORS & DESIGNERS
PORTSMOUTH-ROCHESTER

FILE NO. 368
PLAN NO. 5702

SHEET 1 OF 2 SHEETS

D8478 1 of 2

DATE: 196 _____

TOWN OF HAMPTON, N.H.

REAL ESTATE COMMITMENT LIST

CODE: 1. Mills and Mach. 2. Electric Plants 3. House trailers 4. Gas and petroleum lines 5. Wood and Timber 6. Stock in Trade 7. Vehicles 8. Boats 9. Horses 10. Asses and Mules 11. Cows 12. Oxen, Neat Stock 13. Sheep, Goats and Hogs 14. Fowls 15. Gas Pumps and Tanks 16. Portable Mills 17. Road Mach. etc. 18. Fur Bearing Animals 19. Rabbits 20. National Bank Stocks Taxes 21. Dogs, Female 22. Dogs, Male 23. 24.

ACCOUNT NUMBER	OWNER, NAME, ADDRESS	DESCRIPTION/LOCATION	VALUE OF LAND OR BLDGS.	CODE	VALUE CODED ITEMS	TOTAL VALUATION	LESS VETERAN'S EXEMP.	NET VALUATION	TAX	PRECINCT	TOTAL TAX	REF.	INTEREST	CHGES AND FEES	ABATEMENT	AMOUNT PAID	DATE
1901050	SMITH HERMAN L HIGH ST EXETER N H	37 BRIAR RD	4100			4100		4100	287.00		287.00	140				287 00	11/5/65
1901060	SMITH HERMAN L HIGH ST EXETER N H	30 BRIAR RD	2850			2850		2850	199.50		199.50	140				199 50	11/5/65
1901070	SMITH HERMAN L HIGH ST EXETER N H	Rear 27 BRIAR RD	1450			1450		1450	101.50		101.50	140				101 50	11/5/65
1901080	SMITH HERMAN L HIGH ST EXETER N H	OCEAN BLVD	200			200		200	14.00		14.00				Sheet 70 14 00		
1901090	SMITH HERMAN L HIGH ST EXETER N H	31 BRIAR RD	1400			1400		1400	98.00		98.00	140				98 00	11/5/65
1901091	SMITH HERMAN HIGH ST EXETER N H	WILD ROSE LANE	300			300		300	21.00		21.00	140				21 00	11/5/65
1901092	SMITH HERMAN HIGH ST EXETER N H	BRIAR RD	5000			5000		5000	350.00		350.00	140			Sheet 70 $175 00	175 00	11/5/65
1901093	SMITH HERMAN EXETER RD HAMPTON N H	BRIAR RD	700			700		700	49.00		49.00	140			Sheet 70 21 00	28 00	11/5/65
1901094	SMITH HERMAN HIGH ST EXETER N H	WILD ROSE LANE	300			300		300	21.00		21.00	140				21 00	11/5/65
			16300			16300		16300	1141.00		1141.00						

HAMPTON, NH 1980 REAL ESTATE COMMITMENT LIST

DATE: 10/27/80 PAGE 689

ACCT. NO.	OWNER, NAME, ADDRESS LOCATION, DESCRIPTION	CODE	VALUATION	TOTAL VALUATION	CODE	EXEMPTION	NET VALUATION	TOTAL TAX	PRECINCT TAX	CODE	CREDITS	NET TAX	INTEREST	CHGS. AND FEES	ABATEMENT	AMOUNT PAID	DATE
S 271 MAP 123 LOT 383 PLOT 01	SMITH JOSEPHINE P 809 OCEAN BLVD HAMPTON NH 03842 809 OCEAN BLVD	01 02	77300	77300			77300	1770.17	87.35		.00	1857.52	82.38		on acct. Bal	1000.00 857.52	MAY 14 '81 JUN 12 '81
S 272 MAP 122 LOT 340 PLOT 01	SMITH KATHERINE 765 OCEAN BLVD HAMPTON NH 03842 765 OCEAN BLVD	01 02	35000	35000			35000	801.50	39.55		.00	841.05				841.05	NOV 20 '80
S 273 MAP 430 LOT 008 PLOT	SMITH LEIGH V SMITH DEBORAH S 250 TOWLE FARM RD HAMPTON NH 03842 250 TOWLE FARM RD	01 02	10900 20400	31300			31300	716.77			.00	716.77				716.77	DEC 1 '80
S 274 MAP 151 LOT 008 PLOT	SMITH LEONARD F 23494 SKYVIEW TERR LOS GATOS CA 95030 37 BRIAR RD	01 02	13500 25500	39000			39000	893.10			.00	893.10				893.10	NOV 29 '80
S 275 MAP 151 LOT 009 PLOT	SMITH LEONARD F 23494 SKYVIEW TERR LOS GATOS CA 95030 BRIAR RD	01 02	13600 1300	14900			14900	341.21			.00	341.21				341.21	NOV 29 '80
S 276 MAP 051 LOT 016 PLOT	SMITH LLEWELLYN D & D P UPSTONE EUNICE L 11 TUCK RD HAMPTON NH 03842 11 TUCK RD	01 02	17200 25900	43100			43100	986.99			.00	986.99				986.99	NOV 19 '80
S 277 MAP 057 LOT 008 PLOT	SMITH LOUIS SMITH DOROTHEA E 15 SICARD ST HAMPTON NH 03842 15 SICARD ST	01 02	16400 35500	51900			51900	1188.51			.00	1188.51				1188.51	DEC 1 '80
S 278 MAP 118 LOT 014 PLOT	SMITH MARTIN F JR 2 HAYES LN DOVER NH 03820 3 GREAT BOARS HEAD AVE	01 02	44100 21400	65500			65500	1499.95	74.02		.00	1573.97				157397	NOV 26 '80
S 279 MAP 153 LOT 031 PLOT	SMITH MARY M SMITH CLEMENTINE R 188 MAIN ST MALDEN MA 02148 16 ROBIN LN	01 02	11100 18500	29600			29600	677.84			.00	677.84				677.84	NOV 12 '80
	PAGE TOTALS		126800 260800	387600		0	387600	8876.04	200.92		.00	9076.96					

SECOND HALF ONLY
REAL ESTATE FOR FISCAL 1995 — TAX YEAR 04/01/95 TO 03/31/96 — TAX RATE CLASS1 21.60 CLASS2 23.30 CLASS3 21.94 CLASS4

133-081 -000	1000	749	1	LAND	52,000		TAX	2,933.28
HEPBURN, NANCY P.				SINGLE FAM RES	83,800	VETERANS (V)		100.00
HEPBURN, PHILIP R. JR				TOTAL VALUE	135,800		TAX DUE	2,833.28
12 SEAVIEW AVE.				NET VALUE	135,800		AMOUNT DUE	2,833.28
HAMPTON NH 03842								
12 SEAVIEW AVE R SQ FT								
BK & PG 2615 -2439 07/11/86 7,500								
133-083 -000	1000	749	2	VACANT LAND	50,000		TAX	1,080.00
HEPBURN, NANCY P.				TOTAL VALUE	50,000		TAX DUE	1,080.00
HEPBURN, PHILIP R. JR				NET VALUE	50,000		AMOUNT DUE	1,080.00
12 SEAVIEW AVE.								
HAMPTON NH 03842								
10 SEAVIEW AVE R SQ FT								
BK & PG 2615 -2439 07/11/86 7,500								
266-001 -B 4	2000	749	3	APT STYLE CONDO	77,000		TAX	1,794.10
HEPWORTH, JACQUELINE L.				TOTAL VALUE	77,000		TAX DUE	1,794.10
HEPWORTH, KENNETH A.				NET VALUE	77,000		AMOUNT DUE	1,794.10
32 KINGSBURY ST.								
DERRY NH 03038								
463 OCEAN BLVD R ACRES								
BK & PG 2782 -2954 03/01/89 .00								
116-019 -000	1000	749	4	LAND	69,700		TAX	3,343.68
HERBERT, CHARLES L.				SINGLE FAM RES	85,100		TAX DUE	3,343.68
HERBERT, MARGARET J.				TOTAL VALUE	154,800		AMOUNT DUE	3,343.68
38 BRIAR RD				NET VALUE	154,800			
HAMPTON NH 03842								
38 BRIAR RD R SQ FT								
BK & PG 2225 -0254 07/30/74 29,900								
116-038 -000	1000	749	5	VACANT LAND	65,000		TAX	1,404.00
HERBERT, CHARLES L.				TOTAL VALUE	65,000		TAX DUE	1,404.00
HERBERT, MARGARET J.				NET VALUE	65,000		AMOUNT DUE	1,404.00
38 BRIAR ROAD								
HAMPTON NH 03842								
BRIAR RD R SQ FT								
BK & PG 2519 -0108 11/02/84 15,110								

	COUNT	LAND	BUILDING	CURR USE	TOT VALUE	VAL EXEMPT	NET VALUE	TAX	TAX EXEMPT	ASSESSMT	AMOUNT DUE
PAGE	5	236700	245900		482600		482600	10555.06	100.00		10455.06

SECOND HALF ONLY
REAL ESTATE FOR FISCAL 1995

TAX YEAR 04/01/95 TO 03/31/96

								CLASS1	CLASS2	CLASS3	CLASS4
							TAX RATE	21.60	23.30	21.94	
115-046 -000	1000	1523	1	LAND	64,800		TAX	2,408.40			
SMITH FAMILY TRUST				SINGLE FAM RES	46,700		TAX DUE	2,408.40			
C/O SMITH, LEONARD F & DELORES C				TOTAL VALUE	111,500		AMOUNT DUE	2,408.40			
23494 SKYVIEW TERR				NET VALUE	111,500						
LOS GATOS CA 95030											
37 BRIAR RD	N	SQ FT									
BK & PG 2778 -1936	01/24/89	16,272									
180-005 -027	1000	1523	2	TOWNHOUSE CONDO	89,000		TAX	1,922.40			
SMITH, ALFRED J.				TOTAL VALUE	89,000		TAX DUE	1,922.40			
SMITH, MARY T.				NET VALUE	89,000		AMOUNT DUE	1,922.40			
27 DUNVEGAN WOODS DR											
HAMPTON NH 03342											
27 DUNVEGAN WOODS DR	R	ACRES									
BK & PG 2795 -2297	06/03/89	.00									
223-050 -000	1000	1523	3	LAND	65,300		TAX	1,220.40			
SMITH, ANNIE R.				SINGLE FAM RES	31,200		TAX DUE	1,220.40			
7 PEARL ST.				TOTAL VALUE	96,500		AMOUNT DUE	1,220.40			
HAMPTON NH 03842				ELDERLY 80+	40,000						
				NET VALUE	56,500						
7 PEARL ST	R	SQ FT									
BK & PG 1726 -0438	07/28/64	5,725									
210-003 -097	1000	1523	4	TRAILERS	22,500		TAX	486.00			
SMITH, ARTHUR F.				TOTAL VALUE	22,500		TAX DUE	486.00			
7 PELL AVE.				NET VALUE	22,500		AMOUNT DUE	486.00			
NASHUA NH 03060											
97 HAMP BCH TRLR PK	N	ACRES									
BK & PG -	00/00/00	.00									
275-023 -000	2000	1523	5	LAND	53,400		TAX	2,789.01			
SMITH, CECELIA K. TRUST				SINGLE FAM RES	66,300		TAX DUE	2,789.01			
BRENNER, A.,P.& W.-TRSTEE				TOTAL VALUE	119,700		AMOUNT DUE	2,789.01			
5 COLE ST.				NET VALUE	119,700						
HAMPTON NH 03842											
5 COLE ST	R	ACRES									
BK & PG 2440 -0392	04/08/83	.00									

	COUNT	LAND	BUILDING	CURR USE	TOT VALUE	VAL EXEMPT	NET VALUE	TAX	TAX EXEMPT	ASSESSMT	AMOUNT DUE
PAGE	5	183500	255700		439200	40000	399200	8826.21			8826.21

Gmail Stockton Services <stockton752@gmail.com>

Can we set up a time this week ?

7 messages

Heather 011901 <heather011991@yahoo.com> Sun, Apr 7, 2024 at 12:18 PM
To: Stockton Services Tocky <stockton752@gmail.com>

Hi Tocky ,

I am hoping that you remember me , you were kind enough to meet at my house to go over some ideas that I had . I live at 41 Briar Road, Hampton .

I would like to set up a time to speak this week initially ? I would like to work with you and would like your help .

Hoping that you see this Monday and feel free to contact me with what times work .

Thank you so much -

Heather Baiany
Cell: 617-504-1923
Sent from my iPhone

Stockton Services <stockton752@gmail.com> Tue, Apr 9, 2024 at 2:35 PM
To: Heather 011901 <heather011991@yahoo.com>

Heather,
I have returned home from the eclipse.
Before I consider whether I can take on another research project at this time, my intuition tells me that you may be looking for something that I can't provide. "Proof" is rarely achievable in my profession, and a preponderance of evidence may be less than you want, so I think it is important for both of us that you articulate in writing exactly what you want to ask me to do.
Please give that a try before I spend more time on this.
Thanks,
Tocky
[Quoted text hidden]
--
"Failing to be part of the solution makes us part of the problem."

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
603 765-8918

Heather 011901 <heather011991@yahoo.com> Tue, Apr 9, 2024 at 4:14 PM
To: Stockton Services <stockton752@gmail.com>

Welcome back -
Is there a good time to call you , which might be easier to explain ?

Thanks -
Heather
Sent from my iPhone

On Apr 9, 2024, at 2:36 PM, Stockton Services <stockton752@gmail.com> wrote:

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Tue, Apr 9, 2024 at 4:40 PM
To: Heather 011901 <heather011991@yahoo.com>

Tomorrow.
Try whenever you want. Leave voicemail if you don't get me.
T
[Quoted text hidden]

Heather 011901 <heather011991@yahoo.com> Tue, Apr 9, 2024 at 4:53 PM
To: Stockton Services <stockton752@gmail.com>

Perfect. I can try at 9am .
Thanks Heather
Sent from my iPhone

On Apr 9, 2024, at 4:40 PM, Stockton Services <stockton752@gmail.com> wrote:

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Wed, Apr 10, 2024 at 12:57 PM
To: Heather 011901 <heather011991@yahoo.com>

OK Heather,
So we talked this morning and decided on me dedicating 4-8 hours to researching the record title evidence affecting your property at an hourly rate of $50, also that I would review my findings with you before possibly discussing them with your attorney.
If this works for you, just reply OK and attach whatever relevant files you have to get me started.
Thanks,
Tocky

[Quoted text hidden]

Heather 011901 <heather011991@yahoo.com> Wed, Apr 10, 2024 at 1:02 PM
To: Stockton Services <stockton752@gmail.com>

Thank you very much . I have time this afternoon to send documents .

Heather
Sent from my iPhone

On Apr 10, 2024, at 12:57 PM, Stockton Services <stockton752@gmail.com> wrote:

[Quoted text hidden]

Gmail Stockton Services <stockton752@gmail.com>

Briar Road , Hampton

11 messages

Heather H Baiany <heatherhbaiany@yahoo.com> Wed, Apr 10, 2024 at 3:52 PM
To: Stockton Services Tocky <stockton752@gmail.com>

Hi Tocky,

I wasn't sure what to send initially so sent area and maps and #37 Briar information .
I am # 41 Briar , as you know . We purchased the house 8/6/2012, Book 5342,
Page 2408. Side note : my parent's bought that lot from friend and neighbor Leonard Smith October 1, 1984.
Sold it to Steven Marggraf 1998.
We bought the house and lot in foreclosure 8/6/2012.

I grew up at # 38 Briar Road from 1972 on.

I have notes to try and explain -

Please let me know what else you want / need or would be helpful .

We have a TRO in place until the court date of April 29, 2024.

Underwood Engineering , Portsmouth, did the layout for in our area about 1989. Have map for Keene Lane , Wild Rose Lane book 80 &
102, 9-7-1989 project # 499
Dwg. ID 499REC4 recorded 9/21/1990 but the company didn't return calls for my request for other streets .

Please let me know if you want me to deliver a check to you now ?
Thank you -
Heather Baiany
617-504-1923

Sent from my iPhone

Research documents for search .pdf
1542K

Stockton Services <stockton752@gmail.com> Wed, Apr 10, 2024 at 4:03 PM
To: Heather H Baiany <heatherhbaiany@yahoo.com>

There are some problems ..... I can't talk right now but can call you later if it's ok.
Tocky

[Quoted text hidden]

> [Quoted text hidden]
> Please let me know if you want me to deliver a check to you now ?
> Thank you -
> Heather Baiany
> 617-504-1923
>
> Sent from my iPhone

Heather H Baiany <heatherhbaiany@yahoo.com> Wed, Apr 10, 2024 at 4:43 PM
To: Stockton Services <stockton752@gmail.com>

Anytime !

Thanks -
Heather
Sent from my iPhone

> On Apr 10, 2024, at 4:03 PM, Stockton Services <stockton752@gmail.com> wrote:
>
> [Quoted text hidden]

Stockton Services <stockton752@gmail.com> Thu, Apr 11, 2024 at 8:32 AM
To: "Ryan Fowler (ryan@jvasurveyors.com)" <ryan@jvasurveyors.com>

[Quoted text hidden]
Please let me know if you want me to deliver a check to you now ?
Thank you -
Heather Baiany
617-504-1923

Sent from my iPhone

--
"Failing to be part of the solution makes us part of the problem."

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
603 765-8918

Research documents for search .pdf
1542K

Ryan Fowler <ryan@jvasurveyors.com> Thu, Apr 11, 2024 at 8:34 AM
To: Stockton Services <stockton752@gmail.com>

Thank you,

Ryan Fowler, LLS, PLS

Survey Manager

James Verra and Assoc., Inc.

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Thu, Apr 11, 2024 at 8:59 AM
To: Heather H Baiany <heatherhbaiany@yahoo.com>

Heather,
I spoke with Ryan this morning.
Understanding that you need to contract with a surveyor to keep the TRO in place, you should do that. He knows that I am available if he needs help with the research.
I know how hard this is for you and I hope it can get resolved sooner than later.
Best,
Tocky

On Wed, Apr 10, 2024, 3:52 PM Heather H Baiany <heatherhbaiany@yahoo.com> wrote:

> [Quoted text hidden]
> [Quoted text hidden]

Heather H Baiany <heatherhbaiany@yahoo.com> Thu, Apr 11, 2024 at 9:04 AM
To: Stockton Services <stockton752@gmail.com>

Good Morning Tocky,
LOL, I spoke with Ryan , as well . We are on the same page . Great. Thank you !
I also sent an email to the attorney about you . It was too early to call . I should be hearing back from him today . I am in meetings until about 2pm but will connect with you before the end of the day .
I also would like to thank you so much for your empathy and understanding .
Heather
Sent from my iPhone

On Apr 11, 2024, at 9:00 AM, Stockton Services <stockton752@gmail.com> wrote:

[Quoted text hidden]

Heather H Baiany <heatherhbaiany@yahoo.com> Thu, Apr 11, 2024 at 1:29 PM
To: Stockton Services <stockton752@gmail.com>

Good Afternoon Tocky ,

So I have let Attorney Larry Gormley know about you , and , as you know , it is all set with Ryan , JVA. Everyone knows about you and working on this issue .

What do you need from me , at this point and time ?

I am submitting Ryan's contract now , with the addition of your name , your companies name . So that it's in writing .

Thank you Tocky . Looking forward to working with you .

Heather Baiany
617-504–1924
Sent from my iPhone

On Apr 11, 2024, at 9:04 AM, Heather H Baiany <heatherhbaiany@yahoo.com> wrote:

Good Morning Tocky,
[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Thu, Apr 11, 2024 at 2:15 PM
To: Heather H Baiany <heatherhbaiany@yahoo.com>
Cc: "Ryan Fowler (ryan@jvasurveyors.com)" <ryan@jvasurveyors.com>

You misunderstand, Heather. I am not contracting with you for research.
You have contracted with JVA for the research required for a boundary survey. I apologize if that was not clear when we last spoke.

Tocky
[Quoted text hidden]

Heather H Baiany <heatherhbaiany@yahoo.com> Thu, Apr 11, 2024 at 2:23 PM
To: Stockton Services <stockton752@gmail.com>

Tocky,
I apologize . I meant that you and Ryan at JVA are coordinating and working together and conversing - correct ?
I wasn't sure how to put it -

Thanks ,
Heather
Sent from my iPhone

On Apr 11, 2024, at 2:15 PM, Stockton Services <stockton752@gmail.com> wrote:

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Thu, Apr 11, 2024 at 2:48 PM
To: Heather H Baiany <heatherhbaiany@yahoo.com>

We only conversed to clarify that I was stepping away now that he was taking on the survey and that I would be available if he wanted assistance with the research.
Sorry for the confusion.
T
[Quoted text hidden]

Town of Hampton, NH

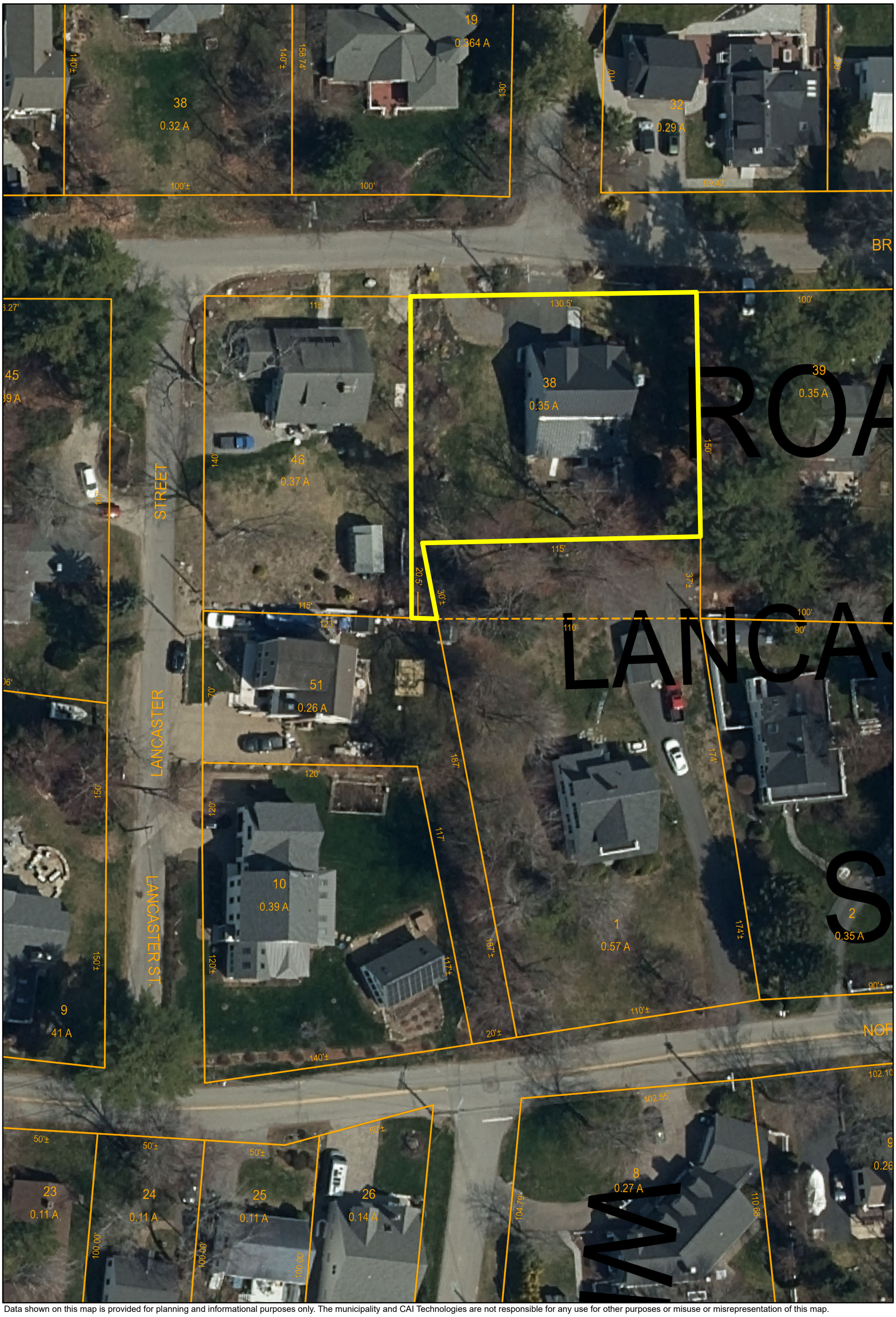
April 10, 2024

1 inch = 40 Feet

0 40 80 120

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Briar Road

5 messages

Stockton Services <stockton752@gmail.com> Fri, Apr 12, 2024 at 8:20 AM
To: "Ryan Fowler (ryan@jvasurveyors.com)" <ryan@jvasurveyors.com>, lgormley@hpgrlaw.com

Fool that I am, I dipped my toes into the tar pit that is Briar Road last night and have laid awake since 4 AM...
I can see how it all happened, but regardless.....

1. I believe you will find that, as to record title, Henry is probably (or at least mostly) right.
2. Ryan, most of your relevant evidence is in the back room.
3. JWD stuff might not be 100% perfect either.
3. Tax map measures 92' where it says 115' for Whalen (and has for a long time)
4. See attached for references to some important deeds.
5. I think this promises to be a straight possession case, which sucks, and only makes things worse for the people involved.

IMHO, THE ONLY WAY THROUGH THIS IS AGREEMENT/COMPROMISE !!!

I can't take money from anybody now and need to stop empathizing with both parties, as none of it is their fault, but I just needed to say this to you two as it is somewhat revised from what I might have said yesterday.

See attached.

Tocky

--
"Failing to be part of the solution makes us part of the problem."

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
603 765-8918

CamScanner 04-12-2024 07.55.pdf
291K

Ryan Fowler <ryan@jvasurveyors.com> Fri, Apr 12, 2024 at 8:31 AM
To: Stockton Services <stockton752@gmail.com>, "lgormley@hpgrlaw.com" <lgormley@hpgrlaw.com>

Thank you Tocky,

We do have a fairly good-sized folder for that area. They did a few different projects in the area and surrounding areas. Here is the worksheet for the road layout work, I also found descriptions of the roads in the file. I haven't really gotten a chance to dive into this, but curiosity got the best of me, and I had to look through the Durgin stuff briefly.

Stay dry today,

Ryan Fowler, LLS, PLS

Survey Manager

James Verra and Assoc., Inc.

[Quoted text hidden]

3 attachments

FN368 WORKSHEET.pdf
4078K

FN368 KEENE LN LANCASTER TER LAYOUT.pdf
60K

FN368 BROAR RD LAYOUT.pdf
312K

Larry Gormley <LGormley@hpgrlaw.com> Fri, Apr 12, 2024 at 9:02 AM
To: Stockton Services <stockton752@gmail.com>

Tocky,

Thanks very much for this. Do you have any objection to my sharing your observations with the Baianys?

Best,

Larry

HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC
ATTORNEYS AT LAW

Lawrence B. Gormley

127 Parrott Avenue

Portsmouth, NH 03801

Ph: 603-436-0666

Direct: 603-766-9103

Cell: 603-498-0604

Fax: 603-431-0879

From: Stockton Services <stockton752@gmail.com>
Sent: Friday, April 12, 2024 8:20 AM
To: Ryan Fowler (ryan@jvasurveyors.com) <ryan@jvasurveyors.com>; Larry Gormley <LGormley@hpgrlaw.com>
Subject: Briar Road

You don't often get email from stockton752@gmail.com. Learn why this is important

[Quoted text hidden]

IMPORTANT NOTICE: This communication may contain material protected by attorney-client privilege. It is privileged and confidential, and is intended only for the recipient(s) listed above. If you are neither the intended recipient(s) nor a person responsible for the delivery of this transmission to the intended recipient(s), any unauthorized distribution or copying of this transmission is prohibited. If you have received this transmission in error, please notify us immediately and permanently delete this communication. If tax or other legal advice is contained in this email, please recognize that it may not reflect the level of analysis that would go into more formal advice or a formal legal opinion and is not intended to meet IRS requirements for formal tax advice.

Stockton Services <stockton752@gmail.com> Fri, Apr 12, 2024 at 9:24 AM
To: Ryan Fowler <ryan@jvasurveyors.com>

ooo..... I noticed that the working drawing appears to short the Whalen's lot by 9 feet already.... have a look.

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Fri, Apr 12, 2024 at 9:30 AM
To: Larry Gormley <LGormley@hpgrlaw.com>

I'll be grateful if you share, thanks.
Tocky

[Quoted text hidden]

Gmail Stockton Services <stockton752@gmail.com>

first division map

Stockton Services <stockton752@gmail.com> Wed, Jul 26, 2023 at 10:44 AM
To: heather011991@yahoo.com

attached

"Failing to be part of the solution makes us part of the problem."

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
603 929-7404

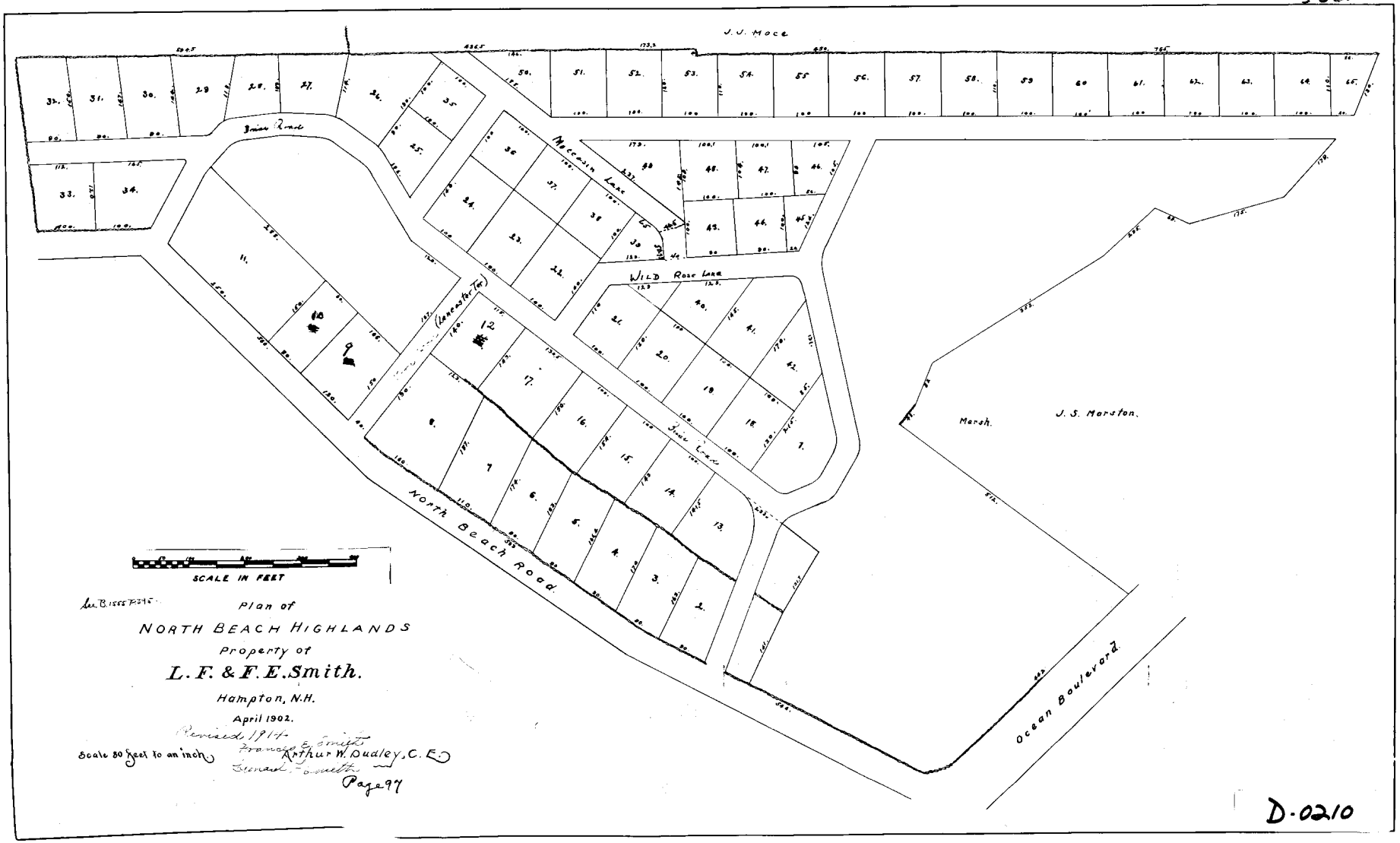
1738 MAP 09-15-16 REV.pdf
1961K

Heather Baiany
603 504-1923

41 North Shore Rd

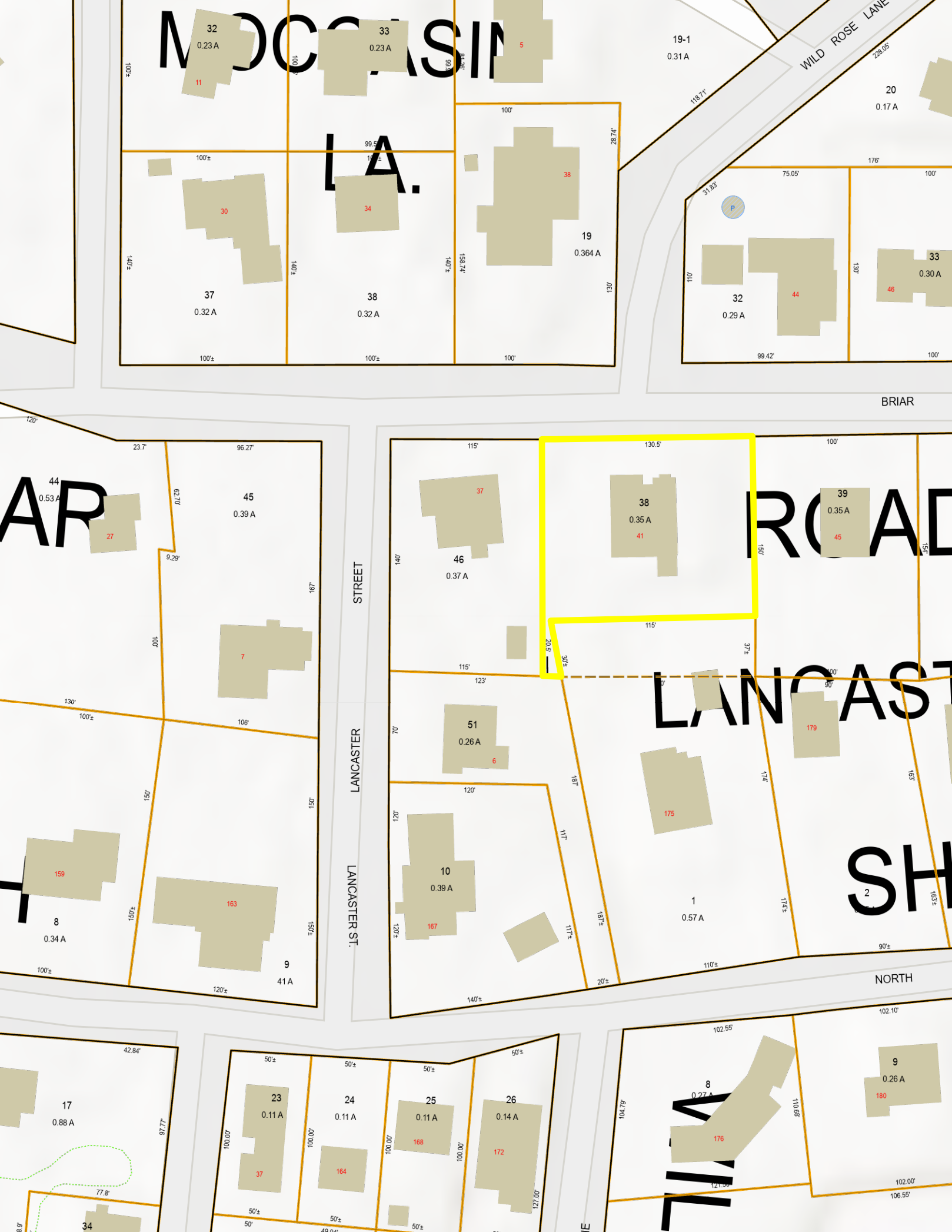
Plat G Page 6

D0210



Lee B. 1555 P. 345

D 0210


WILD ROSE LANE
BRIAR
STREET
LANCASTER
LANCASTER ST.
NORTH
32
0.23 A
33
0.23 A
19-1
0.31 A
20
0.17 A
30
34
38
19
0.364 A
37
0.32 A
38
0.32 A
32
0.29 A
33
0.30 A
44
0.53 A
45
0.39 A
27
7
159
163
8
0.34 A
9
41 A
37
46
0.37 A
38
0.35 A
41
39
0.35 A
45
51
0.26 A
6
179
175
10
0.39 A
167
1
0.57 A
2
17
0.88 A
23
0.11 A
24
0.11 A
25
0.11 A
168
26
0.14 A
172
37
164
8
0.27 A
176
9
0.26 A
180
34

Beverly 1975 grew up on
38 Briar 5945-868
2036-45 orig
1970 desc

41 Briar

~~D27668~~
D27668

B 40386 722
0000

D 8478 6/7 5342-2408

B 7282 504-923

B 7144 5246-1113
2011 Mortgage

0210

00310-A 5246-113

Heather Herbert + Bionca 50's?

Herman Smith
Smithy Colony

Clifford

Lot 9

Briar

old Smith cottage

~~Surveyed~~ 1990s HSE

Foreclose 4920-2794

Marggraf
3359-0579
15,100 SF

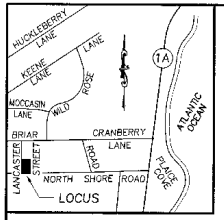
Martha Jo Williams 1970-406
1302-198
1152-262
1075-395
1047-360

Bob Cassasa
atty for abutter

C/H
L-CHIP
ROA369387

2017 FEB 22 AM 9:41

~~007800~~ 007800

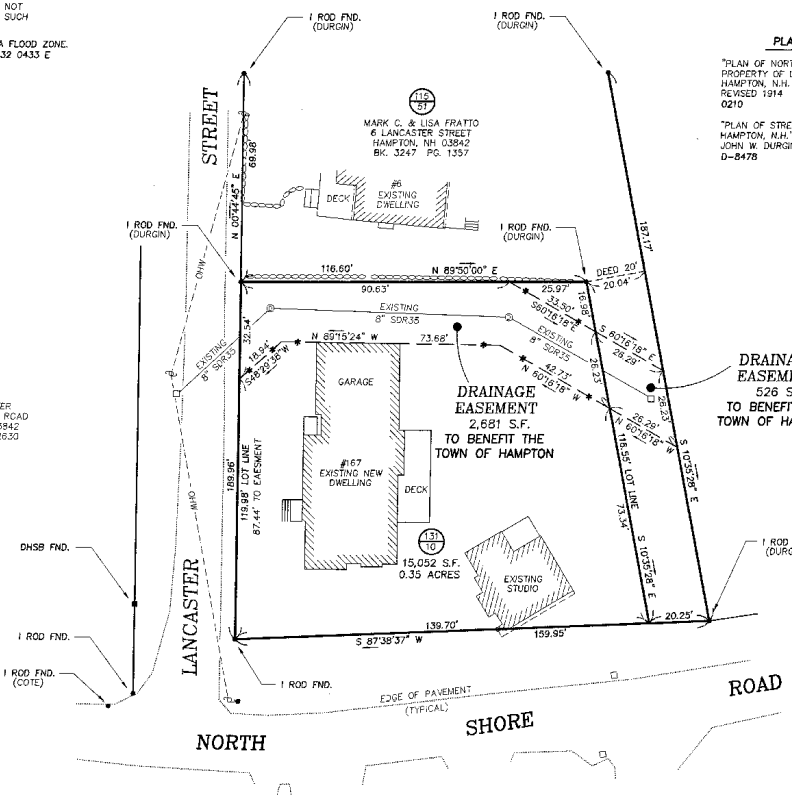


LOCUS MAP
NOT TO SCALE

NOTES:

1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

2) THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE. SEE F.I.R.M. COMMUNITY PANEL 330132 0433 E EFFECTIVE DATE MAY 17, 2005.



133 9
N/F
JAMES S. POTTER
163 NORTH SHORE ROAD
HAMPTON, NH 03842
BK. 4528 PG. 2630

134 1
N/F
MARTHA WILLIAMS
175 NORTH SHORE ROAD
HAMPTON, NH 03842
BK. 1970 PG. 0406

133 24
N/F
CONSTANCE ELIZABETH GREENWOOD
50 WASHINGTON PARK DRIVE #8
ANDOVER, MA 01810
BK. 5419 PG. 1205

133 25
N/F
MARY ANN MURRAY REV. TRUST
MARY ANN MURRAY, TRUSTEE
168 NORTH SHORE ROAD
HAMPTON, NH 03842
BK. 5033 PG. 1143

133 26
N/F
JOHN F. BERNHARDT REV. TRUST
LOUIS R. BERNHARDT REV. TRUST
P.O. BOX 2274
HAMPTON, NH 03842
BK. 5320 PG. 2640

PLAN REFERENCES

"PLAN OF NORTH BEACH HIGHLANDS PROPERTY OF L.F. & F.E. SMITH HAMPTON, N.H. SCALE:1"=80' APRIL 1902 REVISED 1914 ARTHUR W. DUDLEY CE. 0210

"PLAN OF STREETS NORTH BEACH HIGHLANDS HAMPTON, N.H." SCALE: 1"=40' OCTOBER 1978 JOHN W. DURGIN ASSOCIATES INC. D-8478

RECORD OWNERS

131 10
THOMAS F. & ERIN G. COSTELLO
370 WESTFORD STREET
DUNSTABLE, MA 01827
BK. 3179 PG. 2528

115 51
MARK C. & LISA FRATTO
6 LANCASTER STREET
HAMPTON, NH 03842
BK. 3247 PG. 1357

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN/CITY ASSESSORS' RECORDS.

PURSUANT TO RSA 676:18 III AND RSA 672:14

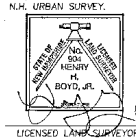
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY:

THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN SEPTEMBER AND JANUARY OF 2016.

THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.



03-01-2016
LICENSED LAND SURVEYOR DATE

UTILITIES NOTE

THE LOCATION OF UTILITIES SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY OTHERS, AND WHERE POSSIBLE FROM MEASUREMENTS TAKEN IN THE FIELD, AND ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST MARKING OF UNDERGROUND UTILITIES. MILLENNIUM ENGINEERING, INC., ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED DIRECTLY OR INDIRECTLY RESULTING THEREFROM.

LEGEND

⊗ D.H.	DRILL HOLE
O I.P.	IRON PIPE
• I.ROD FND.	IRON ROD FOUND
0/00	ASSESSORS MAP AND PARCEL
	UTILITY POLE
---OHW---	OVER HEAD WIRE
	PROPOSED DRAINAGE STRUCTURE
— ⊕ —	DENOTES EDGE OF EASEMENT

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

ZONING DISTRICT
RA

REQUIREMENTS	
AREA	15,000 S.F.
FRONTAGE	125'
BUILDING SETBACKS	
FRONT	20'
SIDE	15'
REAR	10'

EASEMENT PLAN
IN
HAMPTON, NH

SHOWING
PROPOSED DRAINAGE EASEMENTS AT
167 NORTH SHORE ROAD AND 6 LANCASTER STREET
(ASSESSORS MAP 131 LOT 10 & MAP 115 LOT 51)

RECORD OWNERS
THOMAS F. & ERIN G. COSTELLO
370 WESTFORD STREET DUNSTABLE, MA 01827
MARK C. & LISA FRATTO
6 LANCATER STRRET HAMPTON, NH 03842

MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE:(603)778-0528 FAX:(603)772-0689 WWW.MEI-NH.COM

NO.	DATE	DESCRIPTION	BY
1	03-07-16	ADD FRATTO EASEMENT AREA	H.H.B.

SCALE: 1"=20' | CALC. BY: P.D.B. | DATE: OCT. 20, 2015 | CHKD. BY: H.H.B. | PROJECT:E151748

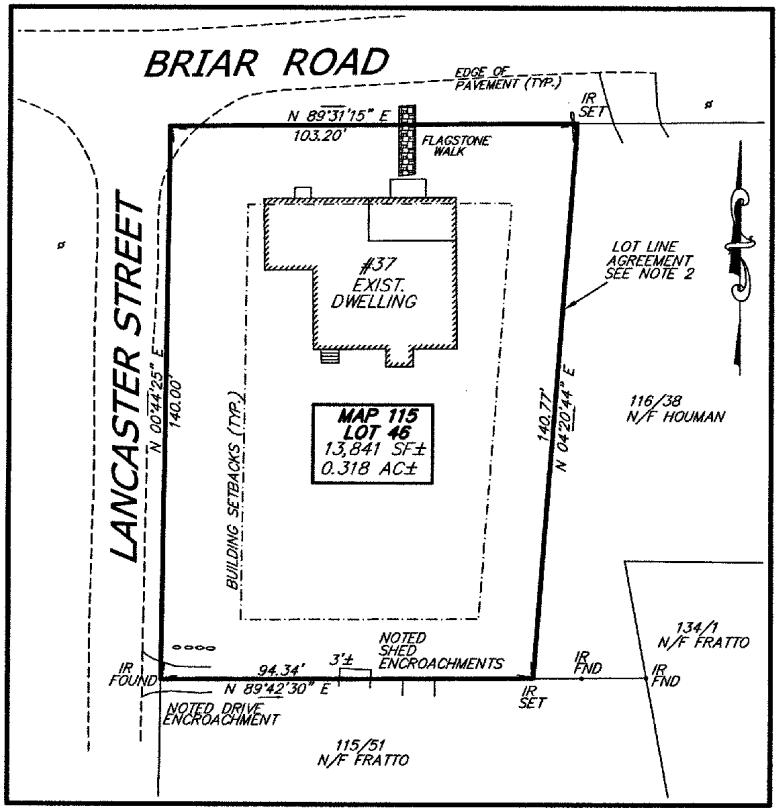
D-40001

2017 SEP 22 AM 10: 25

041403

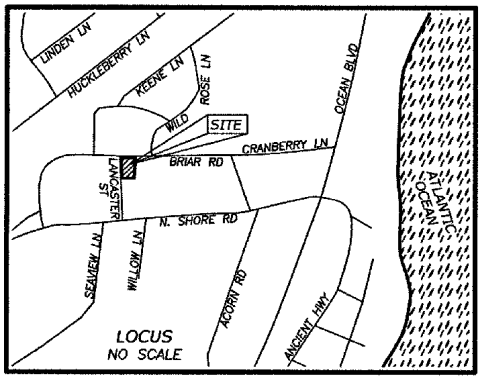
C/H
L-CHIP
ROA383685

PLAN OF LAND
37 BRIAR ROAD, HAMPTON, NH
MAP 115 LOT46
AS PREPARED FOR
MICHAEL & CAROL WHALEN, OWNERS



NOTES:
1.) THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE EXISTING CONDITIONS OF TAX MAP 115 LOT 46.
2.) REFERENCE NH RSA 472:1 FOR AUTHORITY.

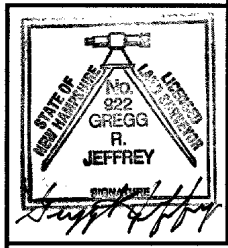
30' 0 30' 60'



REV. 2			BY:
REV. 1			BY:

DEED REF: BK. 5840 PG. 58

PLAN SCALE: 1"=30'
DATE: SEPT. 2017
JOB REF.: 017-058-WHAL
XREF.:



I HEREBY CERTIFY:
THAT THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY AND THAT ALL MEASUREMENTS HEREON ARE TO BE CONSIDERED TRUE AND ACCURATE.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

Gregg R. Jeffrey 9-14-17
GREGG R. JEFFREY LLS DATE

PLAN REFERENCES:
1.) "NORTH BEACH HIGHLANDS" RCRD PLAN 210.
2.) "PLAN OF STREETS, NORTH BEACH HIGHLANDS" RCRD PLAN 8478.
3.) "EASEMENT PLAN IN HAMPTON NH" RCRD PLAN 40001

Carol Whalen 9-21-17
OWNER ACKNOWLEDGMENT, MAP 115 LOT 46 DATE

JEFFREY LAND SURVEY LLC
1 BURGESS DRIVE, LITCHFIELD, NH 03052
(603) 424-4089

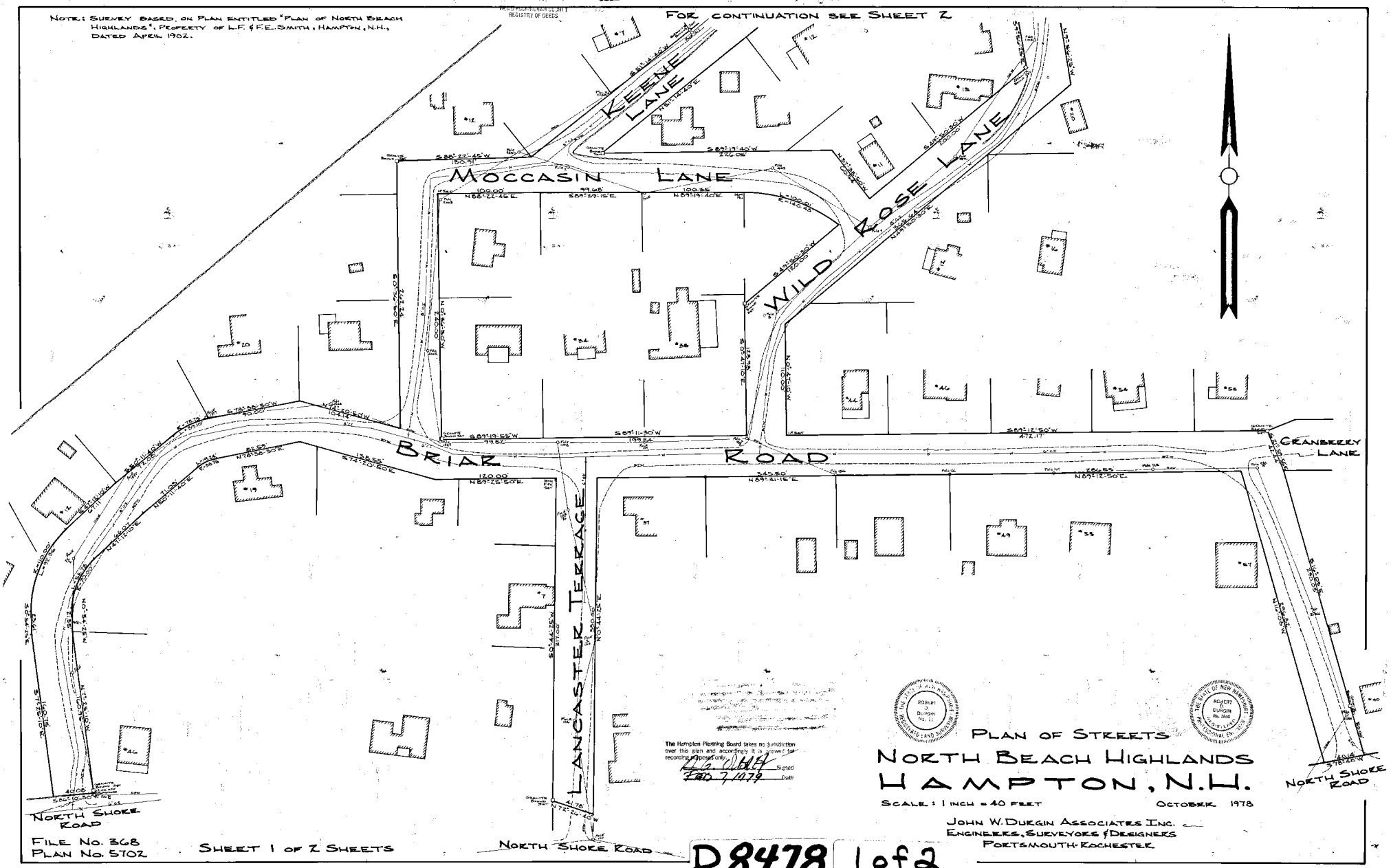
B-40386

'79 FEB 24 A 10:47 03515

ROCKINGHAM COUNTY REGISTRY OF DEEDS

NOTE: SURVEY BASED ON PLAN ENTITLED "PLAN OF NORTH BEACH HIGHLANDS", PROPERTY OF L.F. & F.E. SMITH, HAMPTON, N.H., DATED APRIL 1902.

FOR CONTINUATION SEE SHEET 2



The Hampton Planning Board takes no jurisdiction over this plan and accordingly it is allowed for recording purposes only.

Signed

Feb 7 1979
Date

ROBERT J. DURGIN No. 1040 — REGISTERED LAND SURVEYOR

THE STATE OF NEW HAMPSHIRE — ROBERT J. DURGIN No. 1040 — PROFESSIONAL ENGINEER

PLAN OF STREETS
NORTH BEACH HIGHLANDS
HAMPTON, N.H.

SCALE: 1 INCH = 40 FEET — OCTOBER 1978

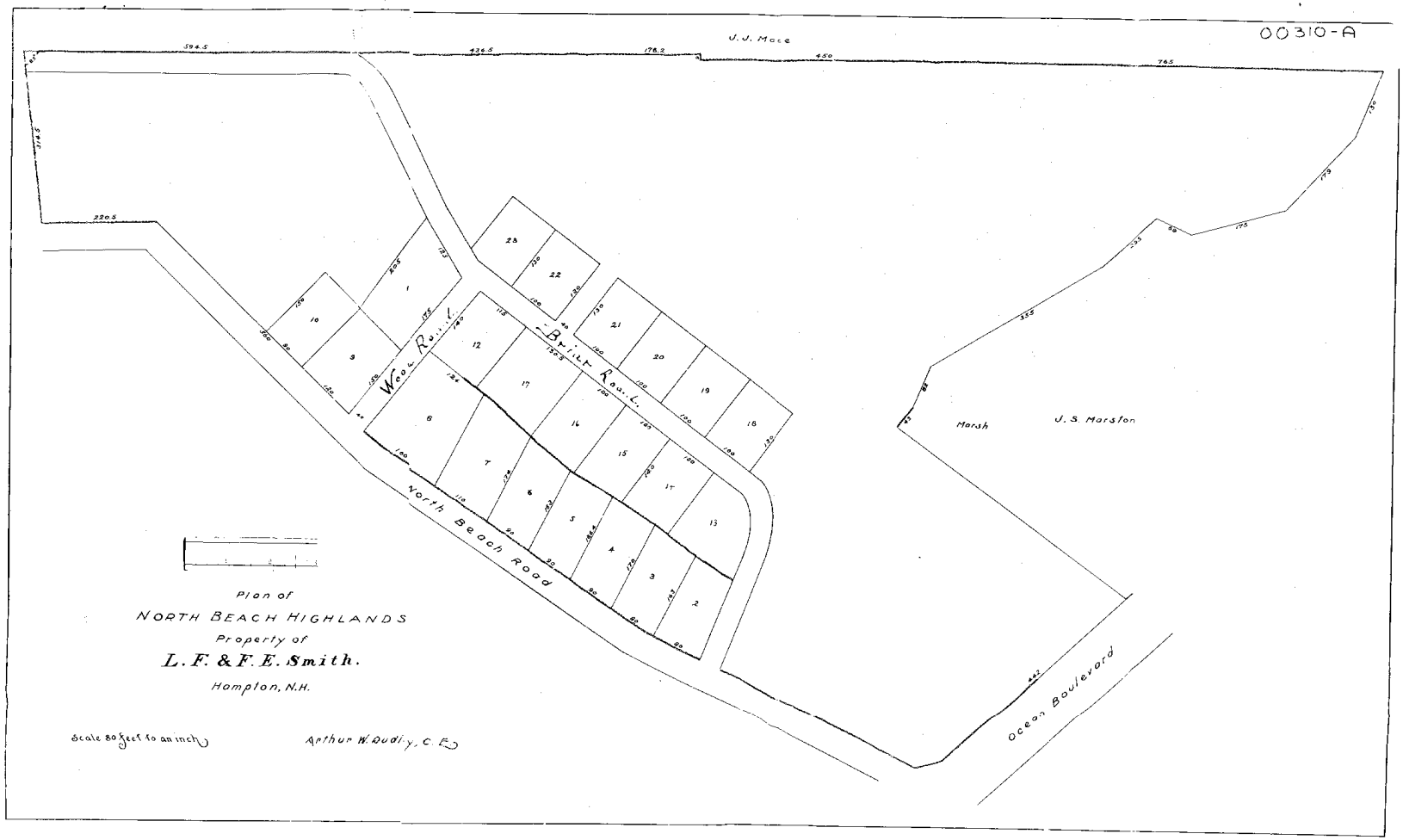
JOHN W. DURGIN ASSOCIATES INC.
ENGINEERS, SURVEYORS & DESIGNERS
PORTSMOUTH-ROCHESTER

FILE NO. 368
PLAN NO. 5702

SHEET 1 OF 2 SHEETS

D8478 1 of 2

00310-A



Plan of

NORTH BEACH HIGHLANDS

Property of

L. F. & F. E. Smith.

Hampton, N.H.

Scale 80 feet to an inch

Arthur W. Dudley, C. E.

KNOW ALL MEN BY THESE PRESENTS, That Leonard F. Smith of Los Gatos, County of Santa Cruz, State of California

for consideration paid, grant *to* Charles L. Herbert and Margaret J. Herbert, husband and wife both of 38 Briar Road, Hampton, County of Rockingham, State of New Hampshire

with warranty covenants

as joint tenants with rights of survivorship.

A certain parcel of land situated in Hampton, County of Rockingham, State of New Hampshire on the southerly side of Briar Road, and being shown as Lot 9, of Tax Map 151 of the Town of Hampton, containing 15,110 square feet, more or less, and also being shown as "the remaining portion of Lot No. 17 not heretofore conveyed" upon a "Plan of North Beach Highlands, Property of L.F. and F.E. Smith, Hampton, New Hampshire, April 1902", recorded in Rockingham County Registry of Deeds as plan no. 0210, generally bounded and described, according to said Tax Map, as follows:

Beginning on the southerly side of Briar Road, at the northwesterly corner of the within premises, and at the northeasterly corner of other land of Leonard F. Smith, and running easterly along said Briar Road 130.5 feet, more or less, to land said to be of Gerald and Brenda Kelley; thence running southerly along said Kelley land 113 feet, more or less, to land said to be of John and Martha Williams; thence running along said Williams, westerly 115 feet, more or less, southerly 30 feet, more or less, and again westerly 20.5 feet, more or less, to the southeasterly corner of said other land of Leonard F. Smith; thence running northerly along said Smith land 143 feet more or less, to the point of beginning.

Said premises are a portion of those conveyed to Leonard F. Smith by deed of Sheryl (Smith) Usoz, Darrick Smith, and Elizabeth Smith, dated October 1, 1984, to be recorded in Rockingham County Registry of Deeds prior hereto.

The within described premises are not the homestead of the grantor nor of his spouse.

42939
Nov 2 2 44 PM '84
Rockingham County
Registry of Deeds

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
RSA 78-B
320.00

Dated this 1st *day of* October 1984.

Leonard F. Smith

OFFICIAL SEAL
SHELLY SMITH USOZ
NOTARY PUBLIC - CALIFORNIA
SANTA CRUZ COUNTY
My Comm. Expires March 13, 1987

State of CALIFORNIA

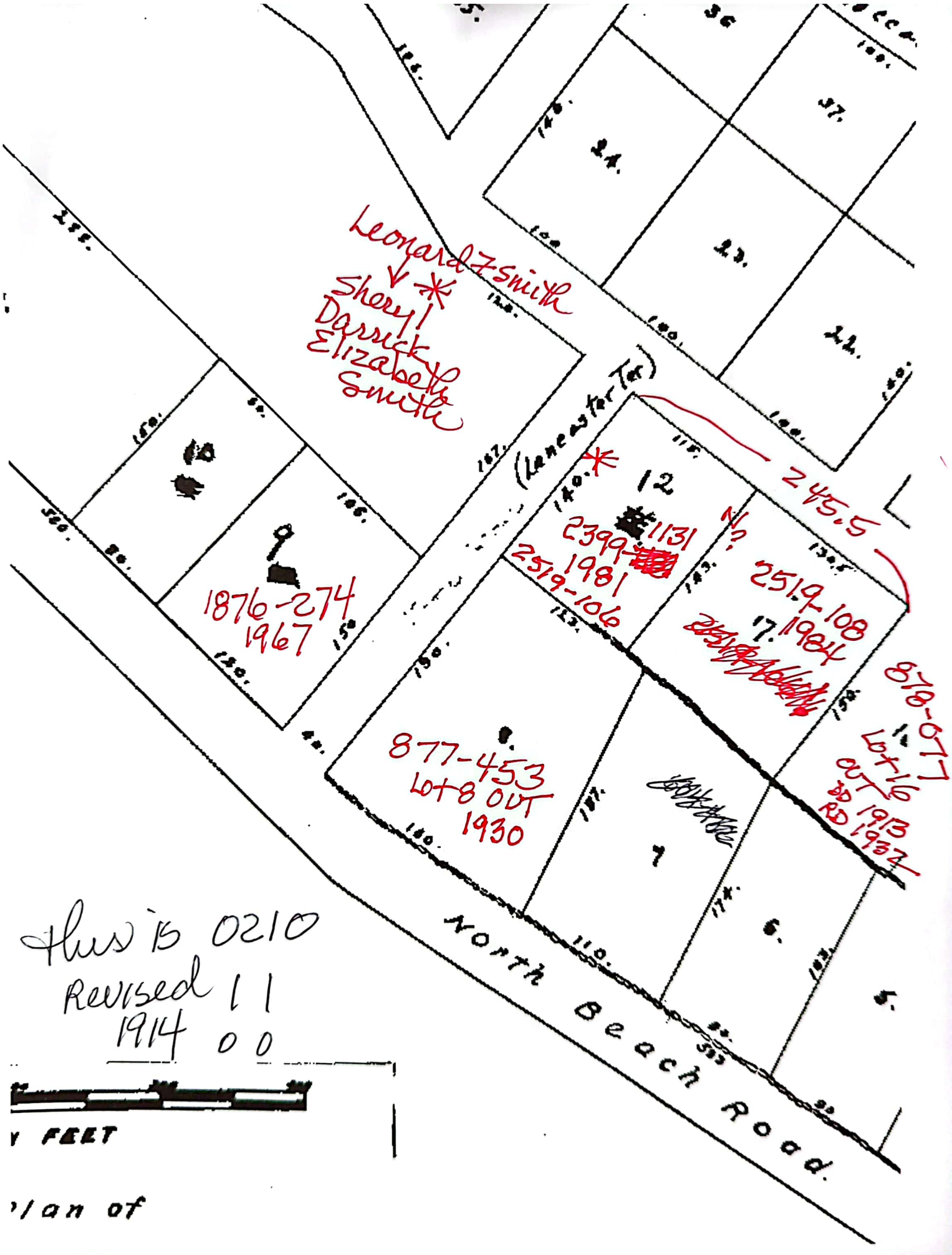
Santa Cruz *ss.:* October 1, *A. D.* 1984

Personally appeared Leonard F. Smith

known to me, or satisfactorily proven, to be the person whose name is *subscribed to the foregoing instrument and acknowledged that* he *executed the same for the purposes therein contained.*

Before me,

Shelly Smith Usoz
Justice of the Peace — *Notary Public*


Leonard Z Smith
Sheryl
Darrick
Elizabeth
Smith
(Lancaster Ter)
245.5
12
1131
2399-
1981
2519-106
2519-108
1984
878-077
Lot 16
OUT
SD RD 1913
1932
877-453
Lot 8 OUT
1930
1876-274
1967
9
7
6
5
North Beach Road
This is 0210
Revised 11
1914 00
FEET
Plan of

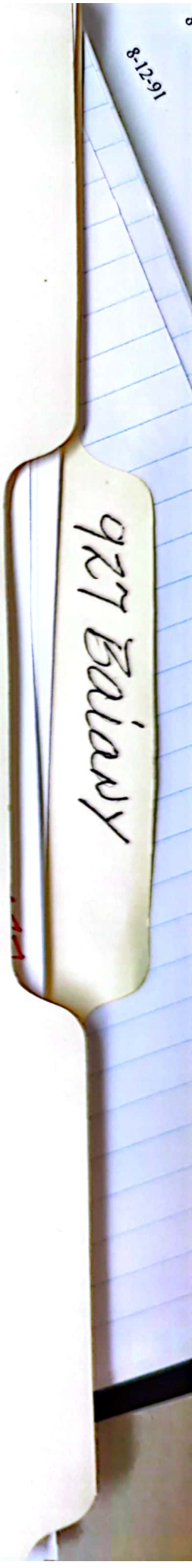
Whalen 6336-794

TRUST 5840-058.

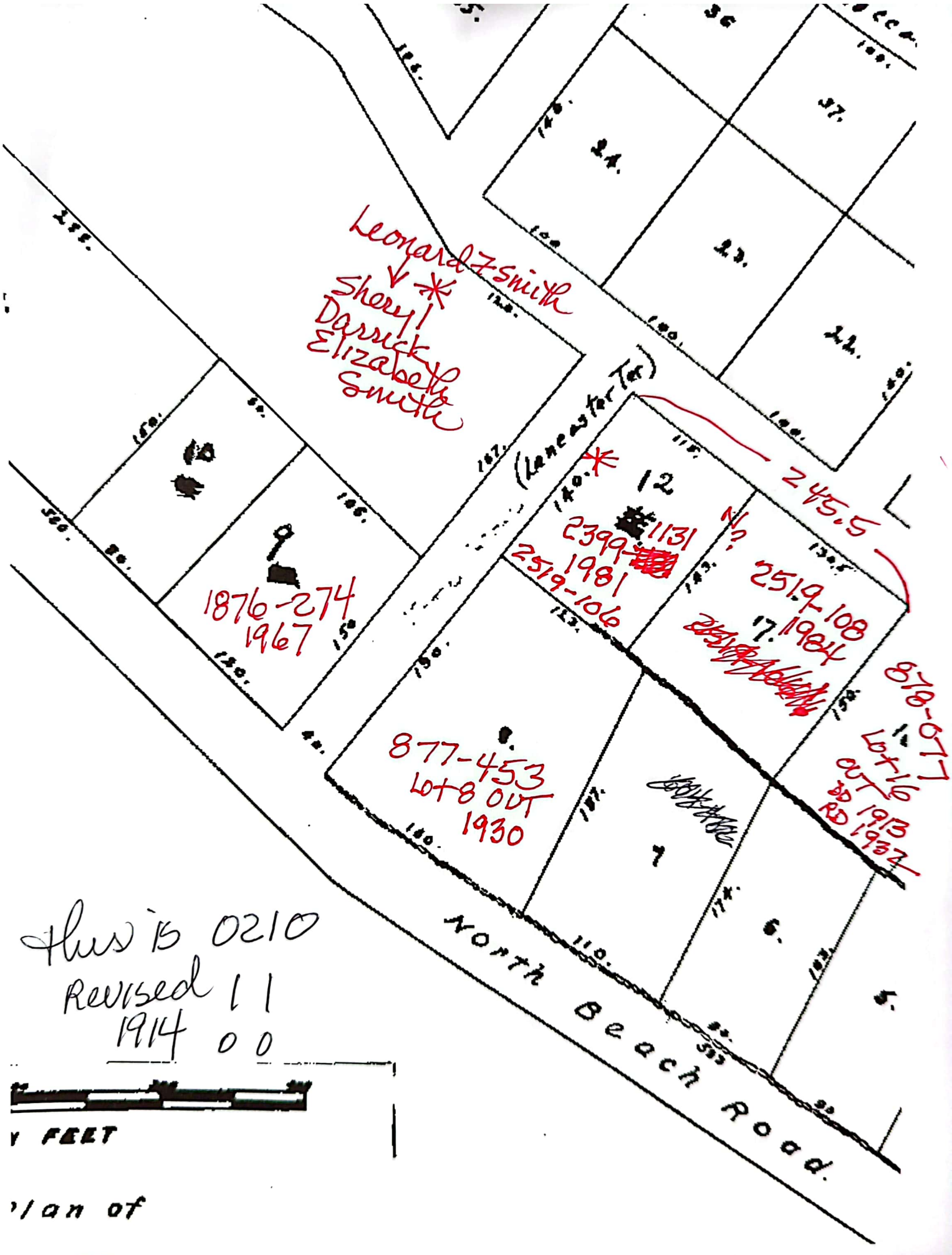
Same 2778-1936 1987
Leonard T. Smith

~~NOT~~

CANCELLED (by me)
BEFORE
STARTED



CamScanner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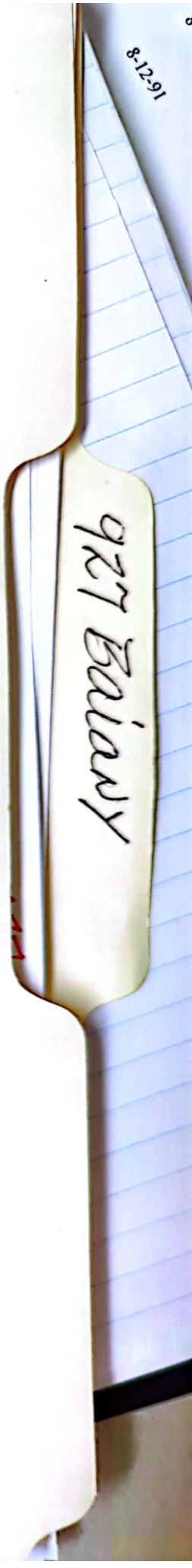

CamScanner

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for consideration paid, grant *to* Charles L. Herbert and Margaret J. Herbert, husband and wife both of 38 Briar Road, Hampton, County of Rockingham, State of New Hampshire

with warranty covenants

as joint tenants with rights of survivorship.

A certain parcel of land situated in Hampton, County of Rockingham, State of New Hampshire on the southerly side of Briar Road, and being shown as Lot 9, of Tax Map 151 of the Town of Hampton, containing 15,110 square feet, more or less, and also being shown as "the remaining portion of Lot No. 17 not heretofore conveyed" upon a "Plan of North Beach Highlands, Property of L.F. and F.E. Smith, Hampton, New Hampshire, April 1902", recorded in Rockingham County Registry of Deeds as plan no. 0210, generally bounded and described, according to said Tax Map, as follows:

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42939
Nov 2 2 44 PM '84
Rockingham County
Registry of Deeds

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
RSA 78-B
320.00

Dated this 1st *day of* October 1984.

Leonard F. Smith

OFFICIAL SEAL
SHELLY SMITH USOZ
NOTARY PUBLIC - CALIFORNIA
SANTA CRUZ COUNTY
My Comm. Expires March 13, 1987

State of CALIFORNIA

Santa Cruz *ss.:* October 1, *A. D.* 1984

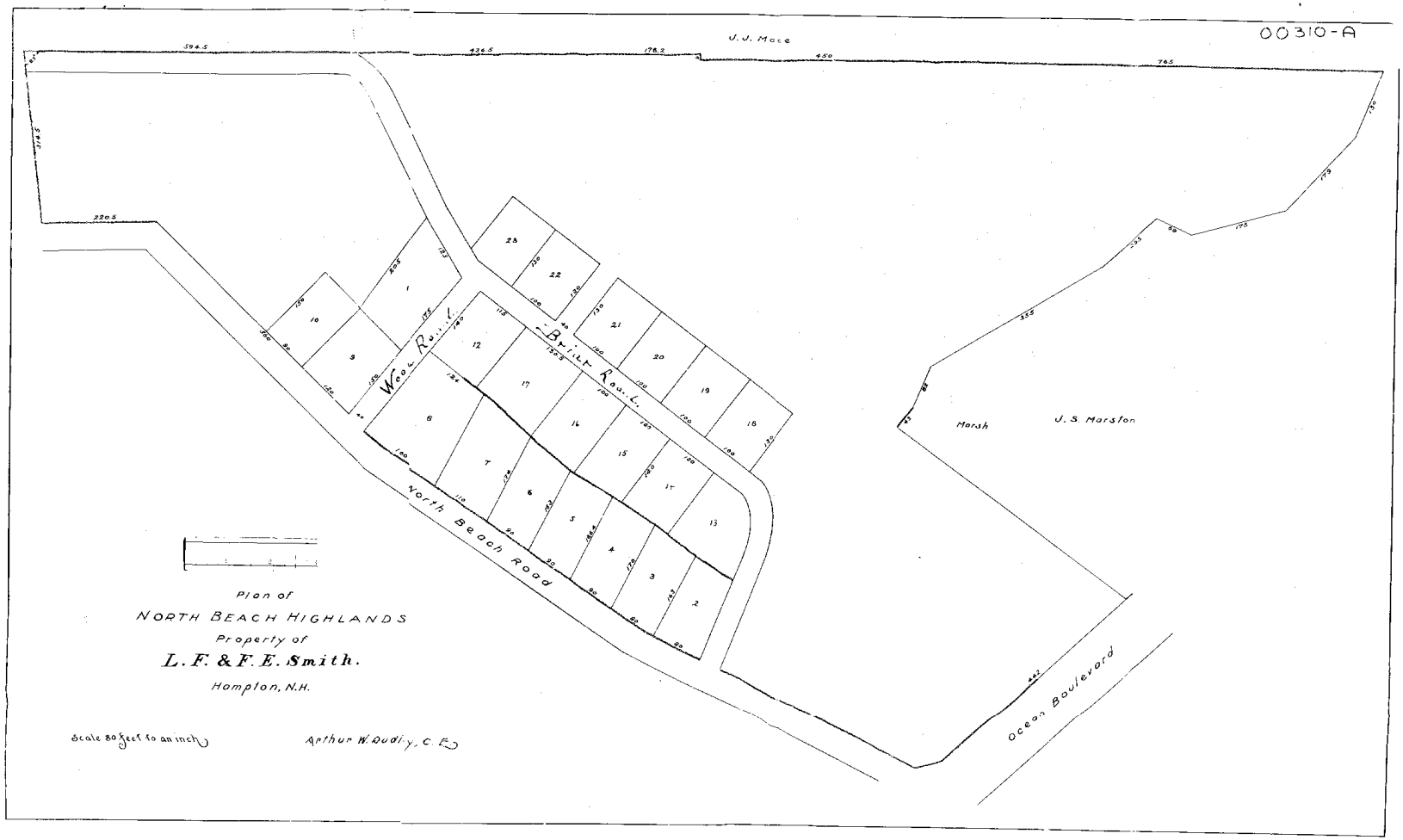
Personally appeared Leonard F. Smith

known to me, or satisfactorily proven, to be the person whose name is *subscribed to the foregoing instrument and acknowledged that* he *executed the same for the purposes therein contained.*

Before me,

Shelly Smith Usoz
Justice of the Peace — *Notary Public*

00310-A



Plan of

NORTH BEACH HIGHLANDS

Property of

L. F. & F. E. Smith.

Hampton, N.H.

Scale 80 feet to an inch

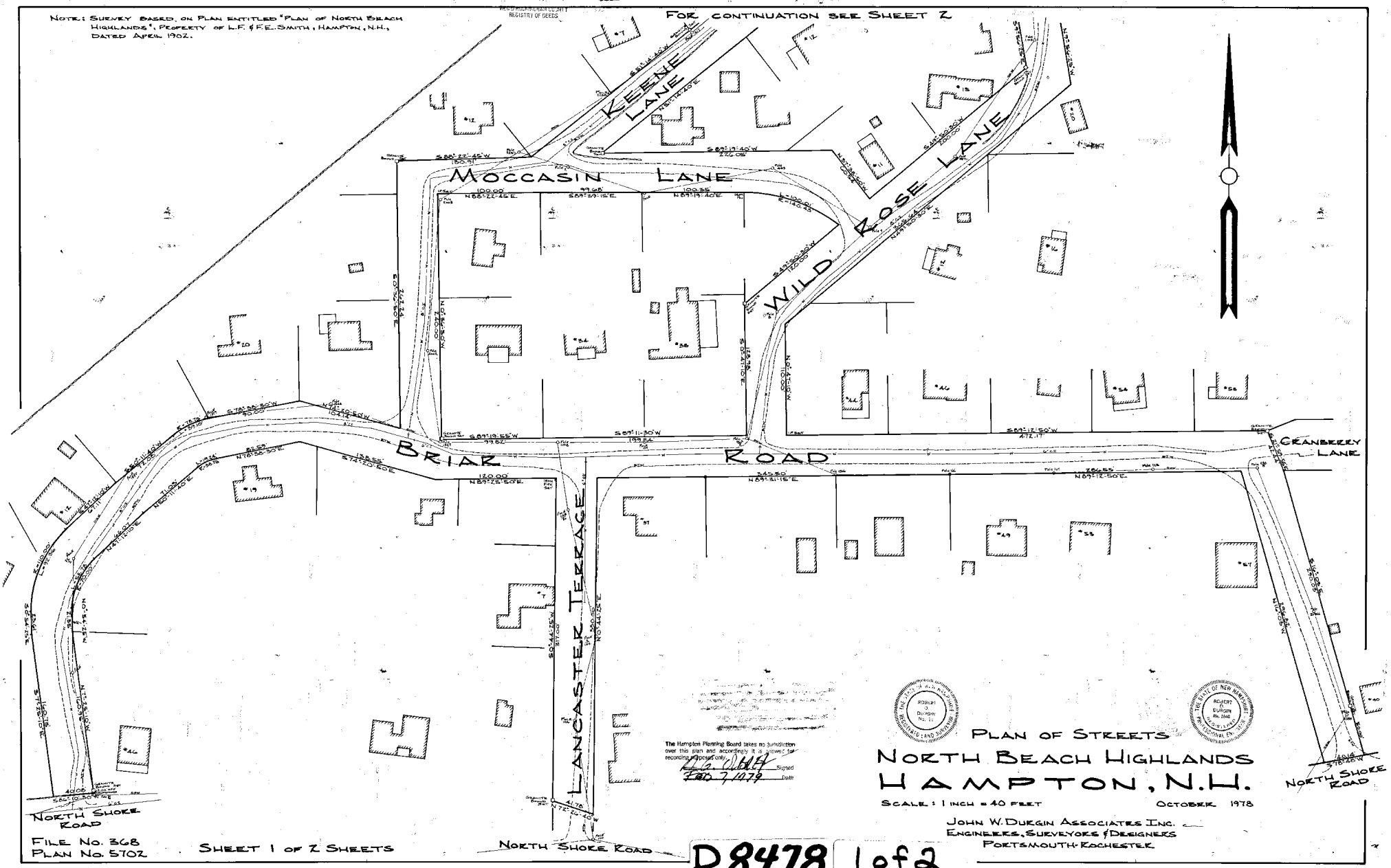
Arthur W. Dudley, C. E.

'79 FEB 24 A 10:47 03515

ROCKINGHAM COUNTY REGISTRY OF DEEDS

NOTE: SURVEY BASED ON PLAN ENTITLED "PLAN OF NORTH BEACH HIGHLANDS", PROPERTY OF L.F. & F.E. SMITH, HAMPTON, N.H., DATED APRIL 1902.

FOR CONTINUATION SEE SHEET 2



The Hampton Planning Board takes no jurisdiction over this plan and accordingly it is allowed for recording purposes only.

Signed

Feb 7 1979
Date

ROBERT J. DURGIN No. 1040 — REGISTERED LAND SURVEYOR

THE STATE OF NEW HAMPSHIRE — ROBERT J. DURGIN No. 1040 — PROFESSIONAL ENGINEER

PLAN OF STREETS
NORTH BEACH HIGHLANDS
HAMPTON, N.H.

SCALE: 1 INCH = 40 FEET — OCTOBER 1978

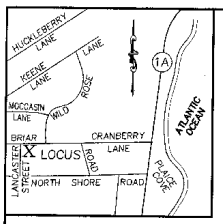
JOHN W. DURGIN ASSOCIATES INC.
ENGINEERS, SURVEYORS & DESIGNERS
PORTSMOUTH-ROCHESTER

FILE NO. 368
PLAN NO. 5702

SHEET 1 OF 2 SHEETS

D8478 1 of 2

D - 44353 02/14/2024 10:39:12 AM
Register of Deeds, Rockingham County
LCHIP 10.00
PLAN 25.00



LOCUS MAP
NOT TO SCALE

NOTES:

1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
2) THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE. SEE F.I.R.M. COMMUNITY PANEL 330132 0433 F EFFECTIVE DATE JAN. 29, 2021.
3) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988.

115/38 N/F
DORE FAMILY TRUST TRUST
FRANK & JOHN DORE, TRUSTEES
14 THOMAS ROAD
WELLESLEY, MA 02482
BK.4881 PG.1989

116/19 N/F
NANCY PAULSON DISCLAIMER TRUST
FRANK DESIOVANNI DISCLAIMER TRUST
38 BRIAR ROAD
HAMPTON, NH 03842
BK.5342 PG.2408

WILD ROSE

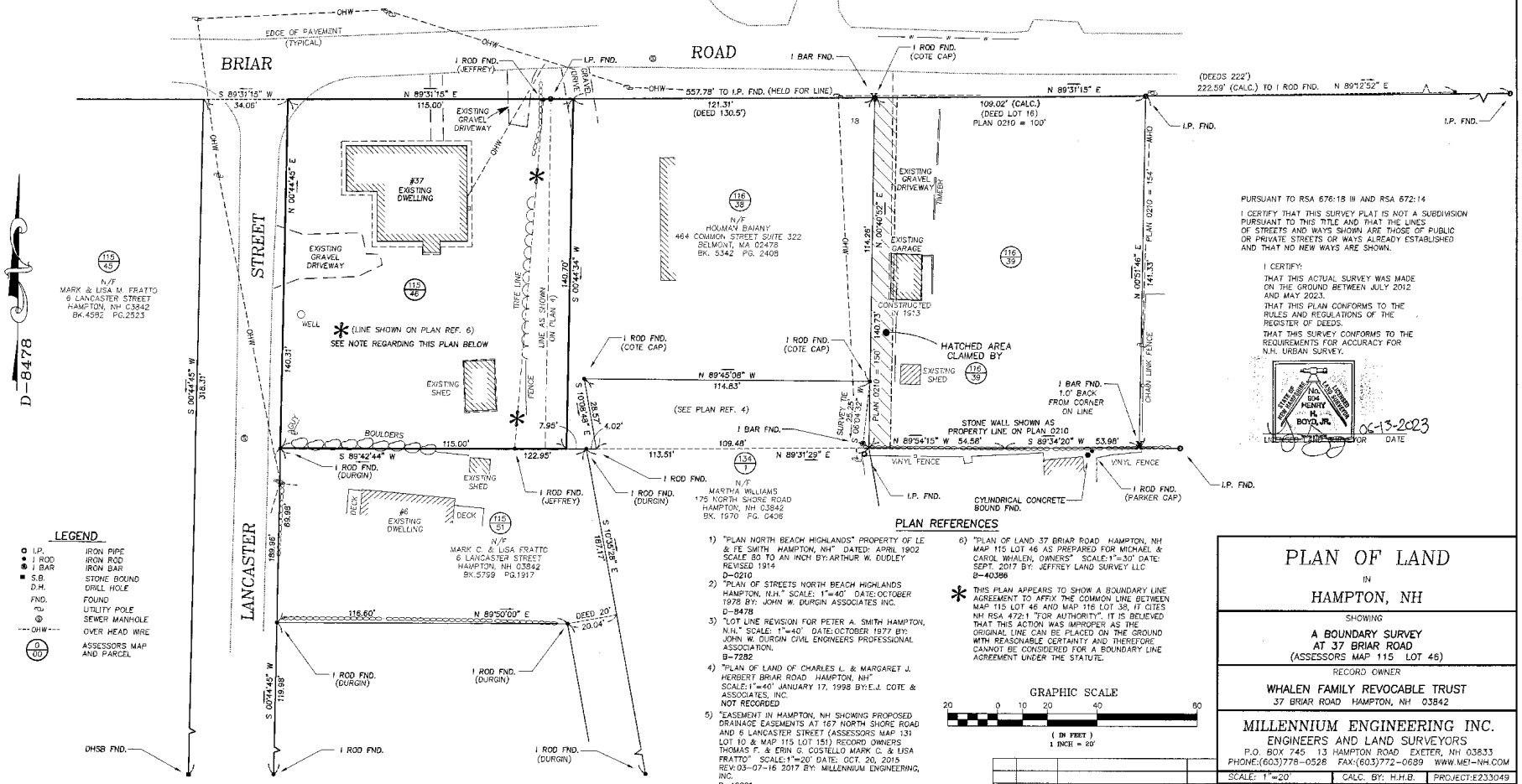
ZONING DISTRICT
RA
MINIMUM REQUIREMENTS

AREA	15,000 S.F.
MIN. LOT AREA/DWELLING UNIT	15,000 S.F.
MIN. S.F./DWELLING UNIT	900
MAX. IMPERVIOUS COVERAGE	60%
MAX. STORIES/HEIGHT	3/35'
FRONTAGE	125'

BUILDING SETBACKS

FRONT	20'
SIDE	10'
REAR	10'

115/46 **RECORD OWNERS**
WHALEN FAMILY REVOCABLE TRUST
MICHAEL P. & CAROL WHALEN, TRUSTEES
37 BRIAR ROAD
HAMPTON, NH 03842
BK.6336 PG.0794
16,155 S.F.
0.37 ACRES



D-8478

PURSUANT TO RSA 676:18 III AND RSA 672:14

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN JULY 2012 AND MAY 2023.
THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.
THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.

STATE OF NEW HAMPSHIRE — No. 804 — HENRY H. BOYD, JR. — LICENSED LAND SURVEYOR
05-13-2023
LICENSED LAND SURVEYOR DATE

LEGEND

I.P.	IRON PIPE
I ROD	IRON ROD
I BAR	IRON BAR
S.B.	STONE BOUND
D.H.	DRILL HOLE
FND.	FOUND
	UTILITY POLE
	SEWER MANHOLE
OHW	OVER HEAD WIRE
0/00	ASSESSORS MAP AND PARCEL

PLAN REFERENCES

1) "PLAN NORTH BEACH HIGHLANDS" PROPERTY OF LE & FE SMITH HAMPTON, NH" DATED: APRIL 1902 SCALE: 80 TO AN INCH BY: ARTHUR W. DUDLEY REVISED 1914 D-0210
2) "PLAN OF STREETS NORTH BEACH HIGHLANDS HAMPTON, N.H." SCALE: 1"=40' DATE: OCTOBER 1978 BY: JOHN W. DURGIN ASSOCIATES INC. D-8478
3) "LOT LINE REVISION FOR PETER A. SMITH HAMPTON, N.H." SCALE: 1"=40' DATE: OCTOBER 1977 BY: JOHN W. DURGIN CIVIL ENGINEERS PROFESSIONAL ASSOCIATION. B-7282
4) "PLAN OF LAND OF CHARLES L. & MARGARET J. HERBERT BRIAR ROAD HAMPTON, NH" SCALE: 1"=40' JANUARY 17, 1998 BY: E.J. COTE & ASSOCIATES, INC. NOT RECORDED
5) "EASEMENT IN HAMPTON, NH SHOWING PROPOSED DRAINAGE EASEMENTS AT 167 NORTH SHORE ROAD AND 6 LANCASTER STREET (ASSESSORS MAP 131 LOT 10 & MAP 115 LOT 151) RECORD OWNERS THOMAS F. & ERIN G. COSTELLO MARK C. & LISA FRATTO" SCALE: 1"=20' DATE: OCT. 20, 2015 REV: 03-07-16 2017 BY: MILLENNIUM ENGINEERING, INC. D-40001
6) "PLAN OF LAND 37 BRIAR ROAD HAMPTON, NH MAP 115 LOT 46 AS PREPARED FOR MICHAEL & CAROL WHALEN, OWNERS" SCALE: 1"=30' DATE: SEPT. 2017 BY: JEFFREY LAND SURVEY LLC B-40386

* THIS PLAN APPEARS TO SHOW A BOUNDARY LINE AGREEMENT TO AFFIX THE COMMON LINE BETWEEN MAP 115 LOT 46 AND MAP 116 LOT 38, IT CITES NH RSA 472:1 "FOR AUTHORITY". IT IS BELIEVED THAT THIS ACTION WAS IMPROPER AS THE ORIGINAL LINE CAN BE PLACED ON THE GROUND WITH REASONABLE CERTAINTY AND THEREFORE CANNOT BE CONSIDERED FOR A BOUNDARY LINE AGREEMENT UNDER THE STATUTE.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

NO.	DATE	DESCRIPTION	BY

PLAN OF LAND
IN
HAMPTON, NH

SHOWING
A BOUNDARY SURVEY AT 37 BRIAR ROAD
(ASSESSORS MAP 115 LOT 46)

RECORD OWNER
WHALEN FAMILY REVOCABLE TRUST
37 BRIAR ROAD HAMPTON, NH 03842

MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE:(603)778-0528 FAX:(603)772-0689 WWW.MEI-NH.COM

SCALE: 1"=20'	CALC. BY: H.H.B.	PROJECT:E233049
DATE: JUNE 13, 2023	CHKD. BY: R.S.C.	

D-44353

C/H
L-CHIP
ROA376858

2017 JUL 31 AM 9:53 031960

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Leonard F. Smith, Trustee of the Smith Family Trust and Dolores C. Smith, Trustee of the Smith Family Trust, Husband and Wife, Individually and as Trustees of 741 Pollard Road, #3, Los Gatos, CA 95032, for consideration paid grant(s) to Michael P. Whalen and Carol Whalen, Husband and Wife of 457 High Street, Hampton, NH 03842, as joint tenants with rights of survivorship with WARRANTY COVENANTS:

A certain tract of land with the buildings thereon, situated in Hampton in said County of Rockingham, State of New Hampshire, on Briar Road, so called and Bing Lot 12 and the remaining portion of Lot 17 not heretofore conveyed as shown on Plan entitled "Plan of North Beach Highland Property of L. F. & F. E. Smith, Hampton N. H. April 1902" said Plan recorded at Rockingham Registry of Deed as Plan 0210 to which Plan reference may be made for a more particular description of Lot 12 and the remaining portion of Lot 17.

CERTIFICATE OF TRUSTEE

The undersigned, Leonard F. Smith and Dolores C. Smith, Trustees of the Smith Family Trust, under trust agreement dated10-13-87, hereby have full and absolute power in said Trust Agreement to sell, exchange, purchase, acquire, mortgage, encumber and pledge certain real estate situated at 37 Briar Road, Hampton, New Hampshire 03842 and no third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power. Leonard F. Smith and Dolores C. Smith are duly authorized to execute such documents as may be necessary to complete the conveyance of said property.

Meaning and intending to describe and convey the same premises conveyed to Leonard F. Smith, Trustee of the Smith Family Trust and Dolores C. Smith, Trustee of the Smith Family Trust by virtue of a deed from Leonard F. Smith dated 10/13/1987 recorded in Book 2778, Page 1936, with the Rockingham County Registry of Deeds.

This is not homestead property of the Grantors

Executed this 13 day of June, 2017.

Leonard F. Smith, Individually and as Trustee of the Smith Family Trust

Dolores C. Smith, Individually and as Trustee of the Smith Family Trust

State of California

Santa Clara, ss.

On June 13th 2017, before me, the undersigned notary public, personally appeared the above-named, Leonard F. Smith, Individually and as Trustee of the Smith Family Trust and Dolores C. Smith, Individually and as Trustee of the Smith Family Trust and proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

R. PALADINO
Commission # 2140198
Notary Public - California
Santa Clara County
My Comm. Expires Feb 11, 2020

Notary Public: rpaladino
My Commission Expires: 2/11/20

Re: Briar road

From: Michael Whalen (mpwhalen9870@gmail.com)

To: whalen.carol@gmail.com; houman.baiany@yahoo.com; heather011991@yahoo.com

Date: Tuesday, August 7, 2018 at 06:46 PM EDT

Hi Guys,

Attached is my updated lot description showing the revised lot line.
This document has been recorded at the registry of deeds.

Please note that with the new lot line our deeded lot size decreased from ~16k to under ~14k sq ft. So, in retrospect, the surveyor was likely correct in his initial determination.

Regards,
- Mike and Carol

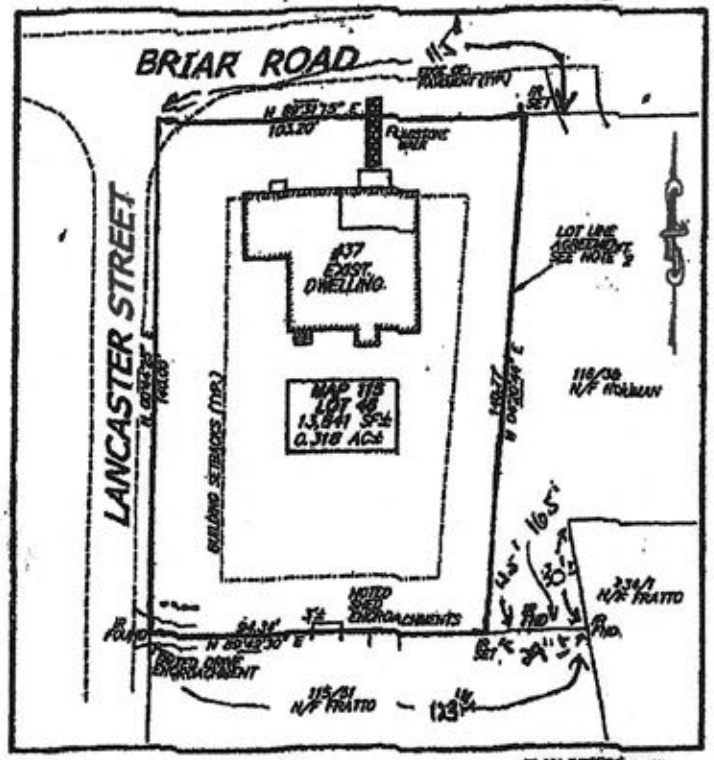
On Tue, Aug 7, 2018 at 3:04 PM, Carol <whalen.carol@gmail.com> wrote:

2017 SEP 22 AM 10:25

D41403

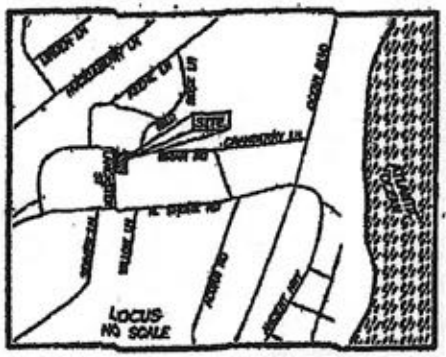
C/H
T-CHIP
ROA3[illegible]

PLAN OF LAND
37 BRIAR ROAD, HAMPTON, NH
MAP 115 LOT46
AS PREPARED FOR
MICHAEL & CAROL WHALEN, OWNERS



NOTES:
1.) THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE EXISTING CONDITIONS OF TAX MAP 115 LOT 46.
2.) REFERENCE NH RSA 472:6 FOR AUTHORITY.

30' 0 30' 60'



REV. 2			BY:
REV. 1			BY:

DEED REF.: BK. 5840 PG. 58

PLAN SCALE: 1"=30'
DATE: SEPT. 2017
JOB REF.: 017-058-WHAL
XREF:

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GREGG R. GEFFREY LLS [illegible] 9-14-17
GREGG R. GEFFREY LLS DATE

PLAN REFERENCES:
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2.) "PLAN OF STREETS, NORTH BEACH HIGHLANDS" RCRD PLAN 8478.
3.) "EASEMENT PLAN IN HAMPTON NH" RCRD PLAN 40001

Carol Whalen 9-21-17
OWNER ACKNOWLEDGMENT, MAP 115 LOT 46 DATE

I HEREBY CERTIFY:
THAT THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY AND THAT ALL MEASUREMENTS HEREON ARE TO BE CONSIDERED TRUE AND ACCURATE.

No. 922 GREGG R. JEFFREY

JEFFREY LAND SURVEY LLC
1 BURGESS DRIVE, LITCHFIELD, NH 03052
(603) 424-4089

B-40386

Lo WHALEN Survey

DATE: 2017

CASASSA LAW OFFICE
459 LAFAYETTE ROAD
HAMPTON, NEW HAMPSHIRE 03842-2242
(603) 926-6336

ESTABLISHED 1960

WWW.CASASSALEGAL.COM

H. ALFRED CASASSA
ROBERT A. CASASSA
DANIEL R. HARTLEY*
LISA J. BELLANTI

*MEMBER: NH AND ME BAR

February 16, 2024

John K. Bosen, Esquire
BOSEN & ASSOCIATES, PLLC
266 Middle Street
Portsmouth, NH 03801

RE: Baiany/Whalen/Briar Road, Hampton, New Hampshire

Dear John:

Enclosed for your information please find a copy of Millennium Engineering's Boundary Survey of 37 Briar Road, which has been recorded at the Registry as Plan #D-44353.

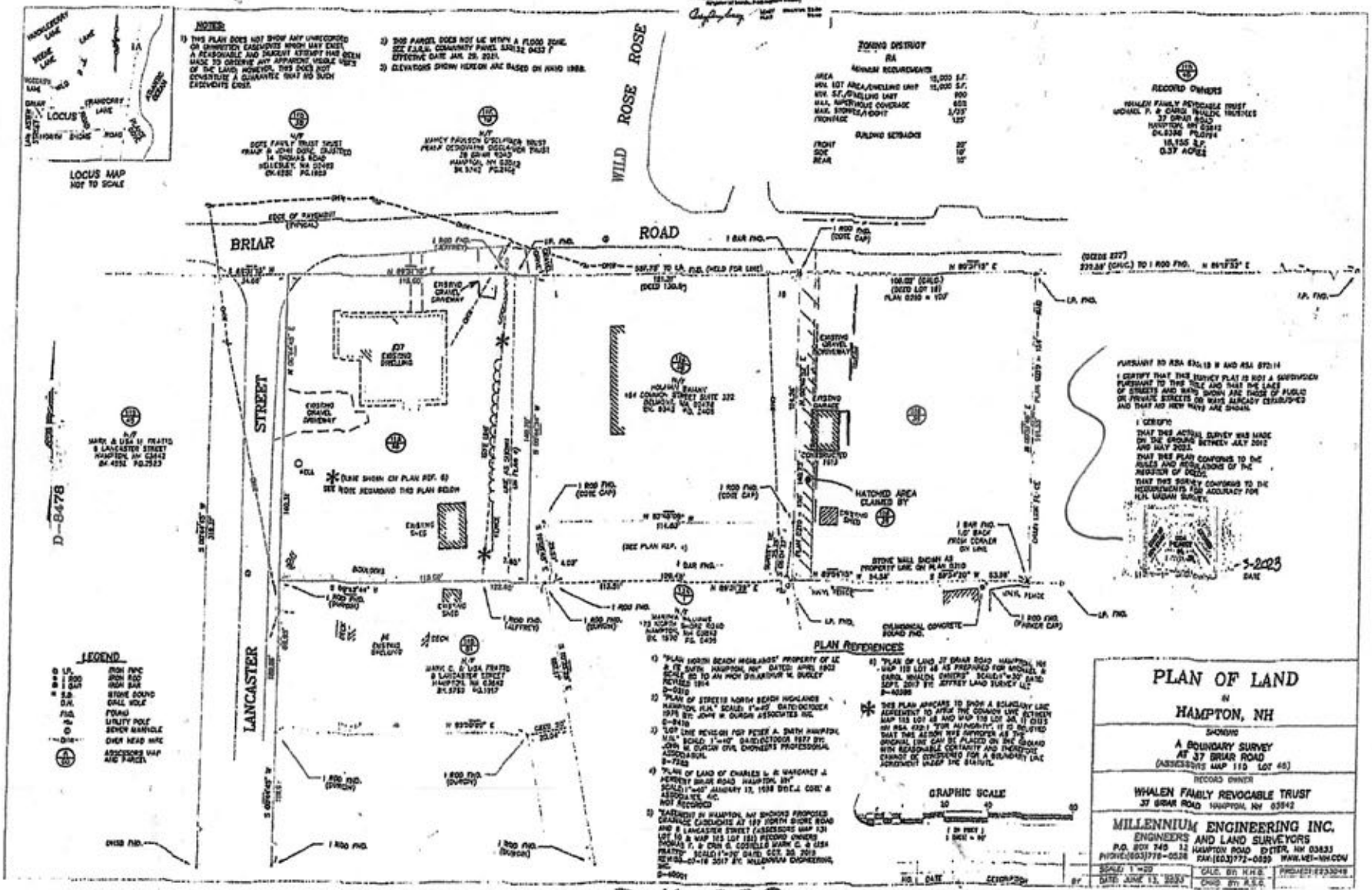
If you have any questions, please do not hesitate to contact me.

Very truly yours,

Robert A. Casassa

RAC/cmb

Enclosure


LOCUS MAP
NOT TO SCALE
NOTES:
ZONING DISTRICT
RA
RECORD OWNERS
WHALEN FAMILY REVOCABLE TRUST
37 BRIAR ROAD
HAMPTON, NH 03842
18,155 S.F.
0.37 ACRES
BRIAR ROAD
WILD ROSE
LANCASTER STREET
D-8478
EXISTING GRAVEL DRIVEWAY
37 EXISTING DWELLING
EXISTING SHED
HATCHED AREA CLAIMED BY
STONE WALL SHOWN AS PROPERTY LINE ON PLAN D310
CONCRETE ROAD END
GRAPHIC SCALE
LEGEND
PLAN REFERENCES
PLAN OF LAND
IN
HAMPTON, NH
SHOWING
A BOUNDARY SURVEY
AT 37 BRIAR ROAD
(ASSESSORS MAP 110 LOT 46)
RECORD OWNER
WHALEN FAMILY REVOCABLE TRUST
37 BRIAR ROAD HAMPTON, NH 03842
MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 749 12 HAMPTON ROAD EXETER, NH 03833
PHONE:(603)778-0528 FAX:(603)772-0539 WWW.MEI-NH.COM
SCALE 1"=20'
DATE: JUNE 13, 2023
CALC. BY: H.H.S.
CHKD. BY: A.S.C.
PROJECT: E23049
D-44353

To amend Chapter 420, Article III Solid Waste Management, Section 420-14, Utilization of Facility, sub-section B Recycling, (4) Recycling of selected materials required, by deleting the word "nonrecycled" and substituting therefore the word "non-recyclable"; and by adding after the words "nonrecyclable materials" the words "either at curbside pickup or".

To amend Chapter 420, Article IV Public Event Recycling, Section 420-19 Authority, by adding after the letters and numbers "RSA 31:39" the words, letters and numbers "and RSA 149-M:17"? (Majority vote required).

Recommended by the Board of Selectmen 4-1-0

ARTICLE 29

Shall the Town of Hampton vote to accept "as is" the following streets as Class V Highways (Town Roads): Great Gate Drive, Juniper Lane, Nersesian Way, Linden Lane, and Bayberry Lane. These streets have been paved, maintained, have Town sewer, and meet Town standards. This article shall not become effective until all parties that have an ownership interest in these roadways have signed a release document prepared by Town counsel releasing the Town of Hampton from any damages that could be claimed by them as a result of the acceptance of Great Gate Drive, Nersesian Way, Juniper Lane, Linden Lane, and Bayberry Lane as Town Roads; this acceptance shall be at no cost to the Town? (Majority vote required)

Recommended by the Board of Selectmen 5-0-0

ARTICLE 30

Shall the Town of Hampton vote to accept the following streets as Class V Highways (Town Roads) for which deeds to the Town have previously been recorded and which are completed subdivision streets that the Town is maintaining but were not properly accepted by Town Meeting, or the Board of Selectmen. The portion of Huckleberry Lane from North Shore Road inward for a distance of 1059.36 feet, more or less, deed recorded July 5, 1988, and all of Downer Drive, deed recorded March 8, 1995; this acceptance shall be at no cost to the Town? (Majority vote required)

Recommended by the Board of Selectmen 5-0-0

ARTICLE 31

Shall the Town of Hampton vote to accept "as is" the following named streets: Briar Road, Lancaster Street, Moccasin Lane, Keene Lane, and Wild Rose Lane as Class V Highways (Town Roads) provided approved deeds for these roads are presented to the Town. These roads have been paved, maintained, had Town sewer installed at Town expense. This article shall not become effective until all parties that have an ownership interest in these roadways have signed a release document prepared by Town counsel releasing the Town of Hampton from any damages that could be claimed by them as a result of the acceptance of Briar Road, Lancaster Street, Moccasin Lane, Keene Lane, and Wild Rose Lane as Town Roads; this acceptance shall be at no cost to the Town? (Majority vote required)

Master Drain Study

To see if the Town will vote to raise and appropriate the sum of $90,000 to have a drainage Master Plan for the Town of Hampton prepared.

Article 16 of the warrant for the Annual Town Meeting of March 17, 1984 was moved and seconded. Amendment to change the sum to $45,000 passed. The main motion as amended passed. See page 21 and 22 of the Annual Town Report.

Discontinue a Portion of Briar Road

We, the undersigned, being legal voters, in the Town of Hampton hereby petition the Hampton Board of Selectmen to place the following Article on the Hampton Town Warrant for the Annual Town Meeting to be held in March 1985 pursuant to RSA 30:3:

To see if the Town of Hampton will vote to close and discontinue that portion of Briar Road which is situated between North Shore Road and Cranberry Lane.

Article 49 of the warrant for the Annual Town meeting of March 16, 1985 was moved, seconded and passed to indefinitely postpone. See pages 41 and 42 of the Annual Town Report.

Discontinue Old Nook Lane

To see if the town will vote to abandon and discontinue that roadway within the Town known as Old Nook Lane. Nothing in this Article is to be construed to affect any right and interest in and to High Street and to any sewer or other easements over or under said Old Nook Lane that the Town may have.

Article 41 of the warrant for the Annual Town Meeting of March 11, 1986 was moved, seconded and voted in the affirmative. See page 48 of the Annual Town Report.

Discontinue Roadway

Now come George C. Manix and Elaine A. Manix of 26 Birch Road, Hampton, New Hampshire and the undersigned registered voters of the Town of Hampton and petition the Town Meeting as follows:

To see if the Town will vote to abandon and discontinue that roadway located between Lots 19, 20, 21 and 22 as shown on a certain plan entitled "Plan of Lots for John B. Hines and John J. Walsh, Hampton, N.H., March 1953" by John W. Durgin, Rockingham Registry of Deeds Plan #02045. Also new tax map #181 lots 19, 20, 21, 22.

Article 39 of the warrant for the Annual Town Meeting of March 10, 1987 was moved and seconded. Amendment added "survey and legal costs to be paid for by the abutters" was passed. The main motion as amended was passed. See page 33 of the Annual Town Report.

MARCH 1985

TOWN MEETING MINUTES

#1 FOR APPROVAL OF "NORTHBEACH HIGHLANDS"
OTHERWISE KNOWN AS "SMITH'S COLONY"

CONSISTING OF:

BRIAR ROAD
LANCASTER STREET
MOCCASIN LANE
KECHE LANE
WILD ROSE LANE

#2 APPROVAL PASSED. ALL DEEDS RESCINTED
DISCONTINUE A PORTION OF BRIAR ROAD. MARCH 1985

#3 ALL HOMES LOST LAND WHEN ROADS WERE
PAVED, TOWN WATER AND TOWN SEWER
INSTALLED. 1982 1ST INSTALL OF SEWER
PLAN. CLAY needed to be installed 1ST THEN
WOOD PLASTER.

HIGHWAY DIVISION - HAMPTON

BRIAR RD, WILD ROSE, LANCASTER ST., KEENE LN., MOCCASIN LANE -

THE TOWN OF HAMPTON USUALLY PUTS SEWER IN THE MIDDLE OF THE ROAD AND WATER LINES TO THE SIDE. ROADS WERE VERY NARROW AND DUE TO CIRCUMSTANCES THIS AREA - IT WAS REVERSED. WATER IS IN THE Middle OF THE Road SEWER TO THE SIDE

ONLY 6' FEET APART POSSIBLE.

TOWN OF HAMPTON HAD TO CHOOSE BETWEEN HAVING WATER OR SEWER FOR AREA.

TOWN OF HAMPTON ! CHOOSE ! SEWER. HAMPTON NEVER WANTED WATER.

AQUARION WATER TOOK WATER.

PLAN 2006
#19 WILD ROSE

NOTE FOR 7-6-1949 PORTION OF MAP.

#38, #39, #22 } CLIFFORD BEANE SOLD THIS HOUSE AND LAND TO MY PARENTS CHARLES + MARGARET HERBERT

FULL MAP: SEE # B 1555 P. 345
ARTHUR DUDLEY P. 97

APRIL 1902 # D 0210
REVISED 1914

(HAVE COPY OF LARGE MAP.)

CHARLES + MARGARET HERBERT 38 BRIAR RD.
(CONSISTING OF #38, 39, #22)
MAP 330132 - 0006 13
July 3, 1986

LOT CHANGED FROM 3 LOTS TO 2 = DUE TO ROADS BUILT > LOT #19

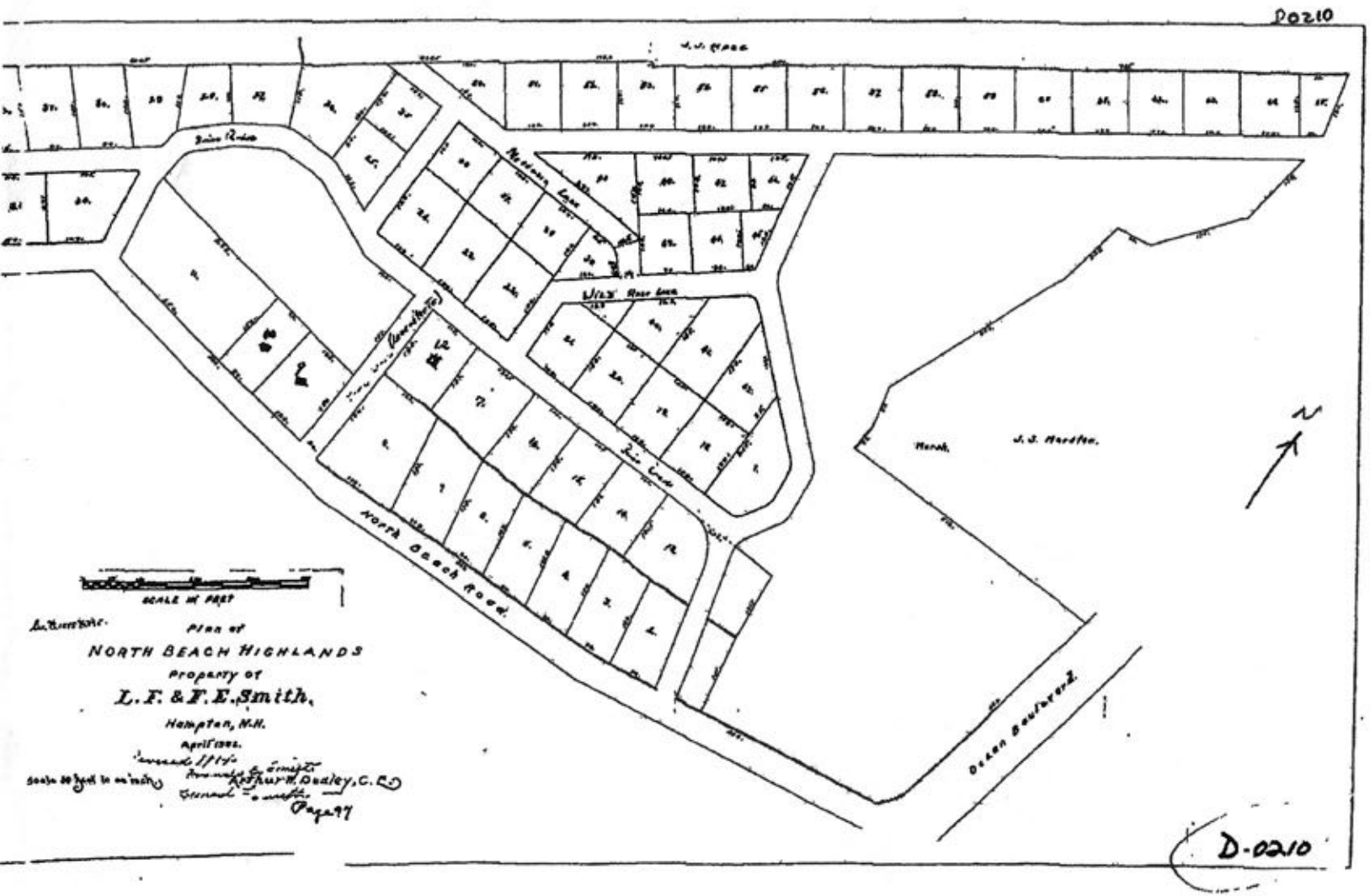
MAPPING LOT 19-1
MAPPING LOT 116

REFERENCE PLANS:

1. PLAN OF NORTH BEACH HIGHLANDS, PROPERTY OF L.F. & F.E. SMITH, HAMPTON, NH., DATED APRIL 1902, REVISED 1914, RCRD #0210.
2. PLAN OF STREETS, NORTH BEACH HIGHLANDS, HAMPTON, NH. DATED OCTOBER 1978 RCRD D-8478.
3. DIVISION OF LAND, HAMPTON, NH FOR JOHN BREEN, REVISED 11/1964. RCRD #381
4. REVISED PLAN OF LAND FOR MARK DAVIS, 19 WILD ROSE LANE, HAMPTON, NH., DATED FEBRUARY 20, 2013, RCRD #B-37623

APPROVED FOR THE RECORD:

CHAIRMAN HAMPTON PLANNING BOARD DATE



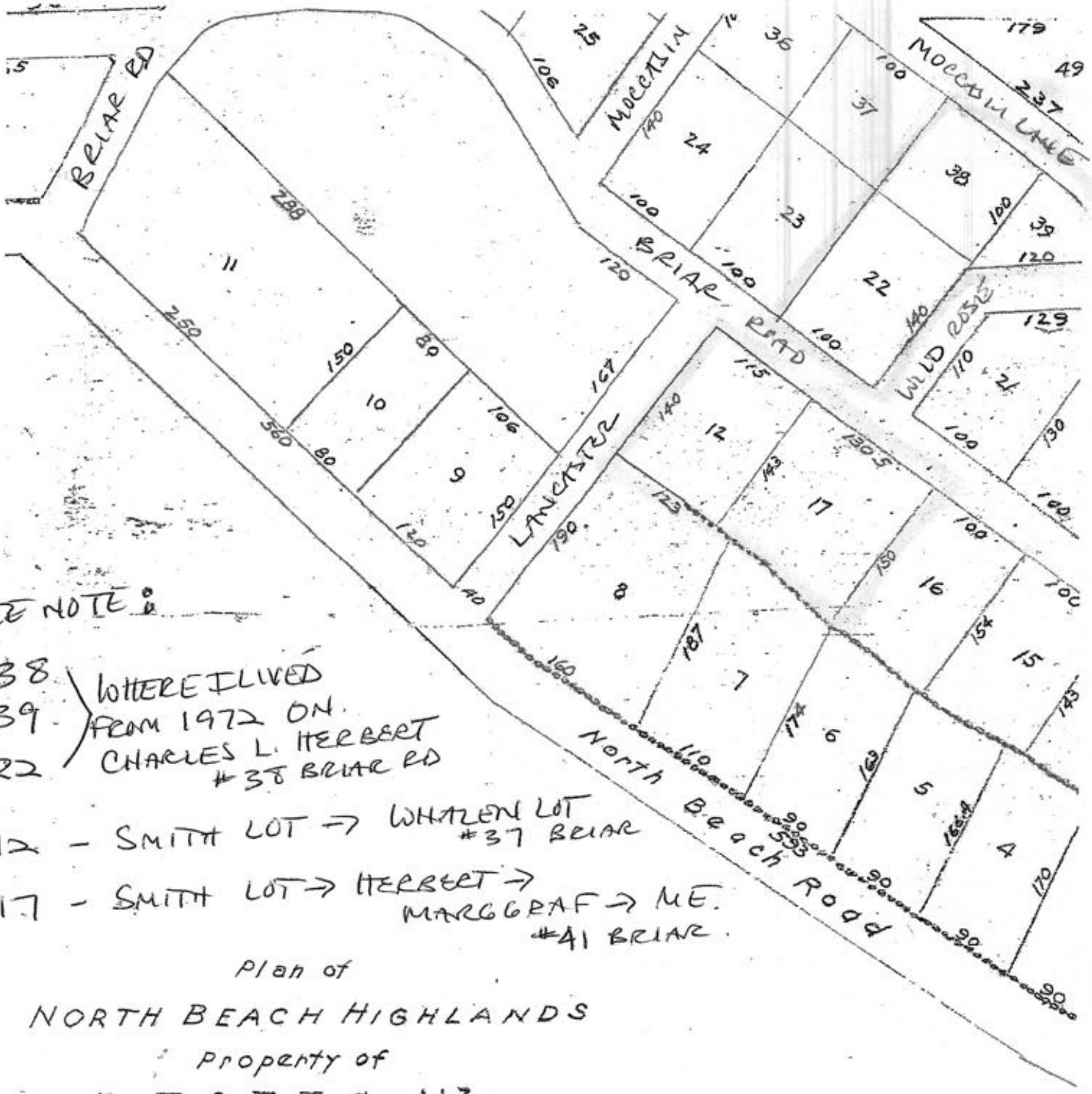
D 0210

ALSO REFERENCES:

TOWN OF HAMPTON PROPERTY MAP * 151

PLAN OF NORTH BEACH HIGHLANDS
APRIL 1902 ARTHUR Dudley C.E.

REGISTRY OF DEEDS:
PLAT 6 PAGE 6
FORMERLY BOOK 1 P. 97



* SEE NOTE

#38 } WHERE I LIVED
#39 } FROM 1972 ON.
#22 } CHARLES L. HERBERT
#38 BRIAR RD

#12 - SMITH LOT → WHALEN LOT
#37 BRIAR

#17 - SMITH LOT → HERBERT →
MARGRAF → ME.
#41 BRIAR.

Plan of

NORTH BEACH HIGHLANDS

Property of

L. F. & F. E. Smith.

Hampton, N.H.

April 1902

Scale to an inch

Arthur W. Dudley. C. E.

— Copy - 7-6-49 —

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* I HAVE FULL MAP.

Plan of

NORTH BEACH HIGHLANDS

Property of

L. F. & F. E. Smith.

Hampton, N.H.

April 1902

1 feet to an inch

Arthur W. Dudley. C. E.

— Copy - 7-6-49 —

CHESTER, N. H.

RAY, James M.
Cottage, Lot 207, Pines $1,100
2 Cottages, Lot 245, Pines 1,800
Cottage, Lot 178, Pines 2,500
——— 5,400

CAMBRIDGE, MASS.

FRENCH, Jennie R.
1-16a Cottage, Lot 288, Sheet 2 2,800
SEGRUE, Bridie A.
1-16a Hampton Inn 7,000
CHURCH, Albert K.
4a home place and bldgs 3,500
CHURCH, Albert K., Mrs.
Cottage, Plaice Cove 1,500
HATHAWAY, Elmer
Cottage, Plantation 4,500
DOLAN, Julia A.
Cottage, Lot 220, Town land 5,000
COTES, Mary and Elizabeth
Cottage, Lot 19, Town land 3,000
CASEY, Thomas
Lot 4, Highland Crest 500
BETZZA, C., Mrs.
Cottage, Lot 54, Town land 3,200
BAXTER, Kate
Cottage, C St. 2,500
CALLAHAN, ——
Pawtucket Cottage, Ocean ave., 6,000
WOODHOUSE, John J.
Cottage, Exeter Ave., Pines 1,200
NASH, Bridget T.
Cottage, Lot 129, Town land 2,000

CHELSEA, MASS.

NUTTER, John W.
Cottage, Plaice Cove 2,000

CONCORD, N. H.

PHILBRICK, Helen F.
4a home place and bldgs 1,400
CULLEN, William J.
Lots 97, 98, Cottage, Surfside Park 800

CULLEN, Martha E.
Lots 109, 110, 111, 112, 113, Surfside Park $300
BROWN, Fred
⅛a Cottage, Island Path 1,800

CHICAGO, ILL.

HARRIS, Anna B.
1-16a Cottage and lot, Hill land 3,500

DRACUT, MASS.

SMITHSON, Alberta
1-16 a 2 cottages, Lot 182, Sheet 1 1,500
1-16a Cottage, Lot 182, Sheet 1 1,800
⅛a Cottage, Lot 282, Sheet 2 4,000
Cottage, Lot 282, Sheet 2 800
1a Brown marsh 100
——— 8,200

DORCHESTER, MASS.

BLOCK, ANNA M.,
Lots 42, 43, 46, 47, Surfside Park 200
COLLINS, Patrick
Cottage, Bradford Ave. 3,000
BEAN, Henry S.
Hird Cottage, North Shore 1,800

DOVER, N. H.

FOSTER, George
Cottage, Lot 248, Pines 1,700

DANVERS, MASS.

CULLINS, Gertrude I.
Cottage, H St. 3,500

DERRY, N. H.

TABOR, Margaret
Cottage, Lot 55, Town land 1,800
BROWN, M. A., Mrs.
Cottage, Lot, Town land 1,000

WHITTEN, Etta S.
Cottage, Lot 256, Pines $1,200
WHITTEN, Guy S.
Cottage, Lot 256, Pines 1,800
RICE, Elizabeth Martha
Cottage, Lot, I St., Town land 4,500
ROGERS, Hattie B.
Cottage, Lot 15, Block J. 2,200
KERR, Theresa R.
Cottage, Lot 44, Town land 3,500

EXETER, N. H.

RHONDA, ——
Bath House, North Beach 200
WEEKS, A. J.
Bath House, North Beach 200
DAY, Wallace W.
Bath House, North Beach 200
PHILLIPS EXETER ACADEMY
Bath House, North Beach 500
CARLISLE, Walter
Camp, Lot 67, Sheet 1 500
Lots 19, 21, Nudd Park 500
——— 1,000
TIMMONS, Lillian
1-16a Cottage, Clam Flat rd. 3,000
DUDLEY, Stephen G.
1-16a Lots, Clam Flat rd. 600
HATCH, Clinton J., Mrs.
1-16a Cottage, lot 265, Sheet 2 2,800
ANDERSON, Harry
15a Old Swamp 400
LANE, George P., Heirs
2a Brown land and cottage 500
1-16a House, lot 51, Sheet 1, 1,000
——— 1,500
LANE, Lillian
1-16a Cottage, Lot 52, Sheet 1 3,000
Boat House 1,000
——— 4,000

EASTMAN, Edwin G., Heirs
10a Lampry field $1,200
LAMSON, Charles
Cottage, Nudd Terrace 1,500
SAMPSON, Amy
Cottage, Lot, Surfside Park 400
SMITH, Mollie
2a marsh 20
SANBORN, Thomas, Heirs
17a South of road 500
7a North of road 300
6a Spring marsh 30
——— 830
TOWLE, Everett J.
1-16a ½ cottage, Lot 175, Sheet 1 2,000
CRUMMETT, Bertha B.
6a Spring marsh 30
20a Robinson place 500
——— 530
SMITH, L. F. and Frances
30a Hill land 1,500
Garage and Station 500
House, North Shore 1,700
Bungalow 1,500
Bath House 500
Carlisle Cottage 1,200
New House 1,500
⅛a Tufts Cottage 1,700
———10,100
MATHEWSON, R. L.
Lot, Island Path 300
TILTON, William P.
Camp, Lot 22, Nudd Park 400
TILTON, Newball
2a woodland 30
ROWELL, Emogene A.
1-16a Cottage, Clam Flat road 1,200
WILLIAMS, Mary J.
1-16a Cottage, Clam Flat road 2,000

EXETER CO-OPERATIVE
1/2a lot 282 & cottage (sht. 2) $4,000
cottage, lot 282, (sht. 2) 800
$4,800

FELLOWS, R. LAWRENCE
cottage & garage & 2 lots $1,000

FIELD, CURTIS
cottage, North Shore Rd. $2,000

FIELD, PERLEY G.
cottage & 2 lots, Glade Path $1,200

FIFIELD, MARY
cottage, Back Bay Side $600

FLANAGAN, ANNIE E.
cottage & lot, Surfside .. $800

GARLAND, MABEL & WALTER
cottage & garage, Glade Path $1,300

GAUDETTE, HENRY
cottage & lot, Island Path $800

GILMORE, DR. LEWIS D.
cottage, lot 56, North Shore $2,000

GOLDBRAITH, HELEN & R. W.
cottage, Plantation $3,000

GOOCH, MRS. CHARLES E.
4a Parsonage marsh $40

HADLEY, CHARLES
pumps & tanks $320

HAUGHTON, JENNIE L.
cottage & lots, 44, 45, 46, 47 Hill land $3,000

JETTIE, JESSIE & AMELIA
cottage, Atlantic Ave. rear $900

JEWELL, F. WILBUR
gas station, Lafayette Rd. $4,000
oil tanks 1,000
5a land, Lafayette Rd. .. 1,500
stock in trade 1,500
pumps & tanks 480
$8,480

KEHELEY, MRS. FRANCIS
cottage & lots 152, 154, 155, 156, Surfside .....$ 1,000

KIRKBRIGHT, ELIZABETH
cottage, lot 279, Pines .. $1,800

LANE, LILLIAN
2a Brown land & cottage $800
1/2a 2 cottages, lot 51 (sht. 1) 2,200
1/2a 2 cottages, lot 52 (sht. 1) 2,500
$5,500

LANGLEY, ALMA R.
10a Lamprey field $500
lot 20, Eastman land 200
$700

LIGHT, MAUD E.
cottage, Island Path $800

LOVELY, RALPH H.
cottage, Island Path $500

MC CORMACK, GEORGE
1 1/2a cottage, Glade Path $500

MC REEL, MABEL A.
cottage, lot 219, (sht. 2) $1,200
cottage, lot 218, (sht. 2) 3,500
$4,700

MERAS, RALPH E.
cottage, lot 234, Plantation $2,000

MORRISETTI, JOSEPH
20a Robinson land $500

MURCH, EST. SIMEON
cottage & garage, Plantation $3,000

NAVES, ROBERT
home place & bldgs. $2,200

NOONAN, KATHRYN & EDWARD B.
cottage & garage, lots 60, 61, 62, 63, Surfside $1,500

O'BRIEN, JAMES L.
..... $600

PARKER, FRANK W.
cottage & garage, Glade Path $1,500

PERKINS, MARY J.
cottage & lot, Manchester Ave. $800

PHILBRICK, ANNIE M.
4a marsh $40

PHILBRICK, HARRY T.
3a marsh $30

PITMAN, EST. HOWARD T.
cottage, Island Path $1,200

PROULX, ELIZABETH M.
cottage, 2 lots, Island Path $1,000

ROBINSON, IDA A.
cottage, Glade Path $600

ROLLINS, HERMAN E.
2a hop ground marsh $20

ROWELL, EMOGENE A.
1/8a apartments & bungalow $6,500

RUNDLETT, ARTHUR LESTER & MILDRED V.
cottage & lot, Island Path $900

SANBORN, GRANT B.
2a woodland $30

SCAMMON, EST. MARY G.
cottage, Plantation $4,000

SEWARD, EST. SAMUEL
camp, Nudd Terrace $500

SHEEHAN, NORA
cottage, lots 151, 152, Surfside $850

SHENICK, TIMOTHY J.
3a cottage, Island Path .. $1,700

SHREWSBURY, MRS. ROY R.
cottage & garage, lot 550, North Shore $2,500

SLEEPER, MRS. WILLIAM H.
Eastman land 1,500

SLEEPER, WILLIAM H.
1a Spring marsh $40
garage 1,500
help's cottage 800
cottage 3,000
1a Cutler Hotel 16,000
$21,340

SMITH, HERMAN L.
house, Gray Rocks, No. Shore lots $1,700
house & lot, North Beach 1,200
new house, lot 49 1,200
$4,100

SMITH, L. F.
10a Hill land $1,000
garage & station 500
cottage 1,500
1/2a cottage, Hill land 1,000
bungalow 1,500
bath house 500
1/2a Tufts 1,700
cottage, Green Gables .. 1,500
cottage, Fern camp 1,100
$10,300

Office Copy #368

JOHN W. DURGIN ASSOCIATES, INC.

ESTABLISHED 1919

Engineers Surveyors Designers

November 8, 1978

DESCRIPTION OF BRIAR ROAD
HAMPTON, NEW HAMPSHIRE

A certain tract or parcel of land situate in Hampton, Rockingham County, New Hampshire, bounded and described as follows: beginning at a point in the northerly sideline of North Shore Road, said point being the southwesterly corner of land now or formerly of one Mellion, thence running South 78°-48' West by said North Shore Road 40.14 feet to the westerly sideline of said Briar Road; thence turning and running North 16°-03' West 296.82 feet, South 89°-12'-50" West 286.55 feet and South 89°-31'-15" West 345.50 feet to a point at the northeasterly corner of Lancaster Terrace; thence continuing South 89°-25'-50" West by the northerly end of said Lancaster Terrace 40.00 feet to a granite bound set at the northwesterly corner of said Lancaster Terrace; thence continuing South 89°-25'-50" West 120.00 feet, North 74°-20'-50" West 138.55 feet and South 78°-38'-30" West 82.59 feet to the P.C. of a curve; thence continuing southwesterly by the arc of said curve having a radius of 38.75 feet an arc distance of 19.24 feet to a corner; thence continuing South 50°-11'-40" West 71.03 feet and South 47°-12'-10" West 66.07 feet to the P.C. of a curve; thence continuing southwesterly and southerly by the arc of said curve having a radius of 70.00 feet an arc distance of 58.78 feet to a point; thence continuing South 0°-54'-25" East 21.34 feet and South 7°-25'-10" East 160.95 feet to a corner in the northerly sideline of North Shore Road; thence turning and running South 86°-10'-30" West by said North Shore Road 40.08 feet to the westerly sideline of Briar Road; thence turning and running North 7°-25'-10" West 160.73 feet and North 0°-54'-25" West 23.61 feet to the P.C. of a curve; thence continuing northerly and northeasterly by the arc of a said curve having a radius of 110.00 feet an arc distance of 92.36 feet; thence continuing North 47°-12'-10" East 67.11 feet and North 50°-11'-40" East 72.08 feet to the P.C. of a curve; thence continuing northeasterly and easterly on the arc of a said curve having a radius of 78.75 feet an arc distance

Corrections given to Mrs Smith 11/16/78 JSH

600 GREENLAND ROAD
PORTSMOUTH, NEW HAMPSHIRE 03801
(603)-436-3557 (603)-964-9010

1 WAKEFIELD STREET, SUITE 204
ROCHESTER, NEW HAMPSHIRE 03867
(603)-332-6833

Rec Cty #368

Description of Briar Road, Hampton, N.H.

Page Two

of 39.10 feet to a point; thence continuing North 78°-38'-30" East 90.00 feet and South 74°-20'-50" East 104.14 feet to the southwesterly corner of Moccasin Lane; thence continuing South 74°-20'-50" East by the end of said Moccasin Lane 41.67 feet to the southeasterly corner of said Lane; thence running North 89°-19'-55" East 99.82 feet and North 89°-11'-30" East 199.84 feet to the southwesterly corner of Wild Rose Lane; thence continuing South 89°-54'-30" East 39.20 feet by the end of said Wild Rose Lane to the southeasterly corner of said Lane and a iron pipe; thence continuing North 89°-12'-50" East 472.17 feet to a granite bound at the end of Cranberry Lane; thence turning and running South 21°-59'-55" East 42.44 feet by the westerly end of Cranberry Lane to the northwesterly corner of land now or formerly of one Driscoll; thence turning and running South 16°-03' East 240.03 feet to a granite bound; thence continuing South 16°-03' East 50.00 feet to North Shore Road and the point of beginning. Containing 70,482 square feet. 1.62 acres.

#368

October 20, 1978

DESCRIPTION OF KEANE LANE
HAMPTON, NEW HAMPSHIRE

A certain tract or parcel of land situate in Hampton, Rockingham County, New Hampshire bounded and described as follows: beginning at a granite bound in the northerly sideline of Moccasin Lane and the southeasterly corner of said Keane Lane; thence running South 86°-13'-55" West by the end of said Keane Lane 69.76 feet to the southwesterly corner of said Keane Lane; thence turning and running North 51°-14'-40" East 563.16 feet to a point in the westerly sideline of Wild Rose Lane; thence turning and running South 9°-56'-25" East by the sideline of said Wild ~~Rose~~ Lane 45.64 feet to a granite bound; thence turning and running South 51°-14'-40" West 484.00 feet to the granite bound and the point of beginning. Containing 20,937 square feet. 0.48 acres.

DESCRIPTION OF LANCASTER TERRACE
HAMPTON, NEW HAMPSHIRE

A certain tract or parcel of land situate in Hampton, Rockingham County, New Hampshire bounded and described as follows: beginning at a granite bound in the southerly sideline of Briar Road at the northwesterly corner of said Lancaster Terrace, thence running North 89°-25'-50" East by the northerly end of said Terrace 40.00 feet to the northeasterly corner of said Terrace; thence turning and running South 0°-44'-25" West 330.00 feet to a corner in the northerly sideline of North Shore Road; thence turning and running North 72°-26'-40" West by said North Shore Road 41.78 feet to a granite bound; thence turning and running North 0°-44'-25" East 317.00 feet to Briar Road and the point of beginning. Containing 12,938 square feet. 0.30 acres.

MOCCASIN LANE

LANCASTER TERRACE

BRIAR ROAD

WILD ROSE LANE

KEENE LANE

KLEEMAN

QUINLAN

Note- BAS 602 Numbers

Plan	Das
40	1140
210	1210